



8 The Newlands

, Barwell, LE9 8BN

£895 Per Calendar Month



A two bed roomed ground floor flat, corner position, gas central heating, double glazed, reception hall, fitted kitchen, lounge, bathroom, parking, communal landscaped gardens and outdoor swimming pool. Ideally located close to local amenities and accessible for commuting to all major road networks.



Reception Hall 10'6" x 4'4" (3.21 x 1.33)

Solid engineered oak floor, single radiator, security intercom and down lights to ceiling.

Bedroom 1 (front) 10'10" (max) x 10'4" (max) (3.29 (max) x 3.15 (max))

Fitted triple wardrobes, range of base and wall units, double glazed window, down lights to ceiling and radiator.

Bedroom 2 (front) 10'4" x 7'3" (3.15 x 2.21)

Double glazed window, radiator and down lights to ceiling.

Modern Bathroom (side) 7'6" x 5'10" (2.29 x 1.78)

Full suite in white, panel bath with electric shower and side screen, wash hand basin, low flush wc, Italian ceramic tiled floor, ceramic wall tiling, obscure double glazed side window and radiator.

Attractive Lounge (rear) 13'3" x 10'11" (4.05 x 3.32)

Walk in PVCu double glazed bay window with PVCu double glazed french doors, wooden block floor, down lights to ceiling and coving.

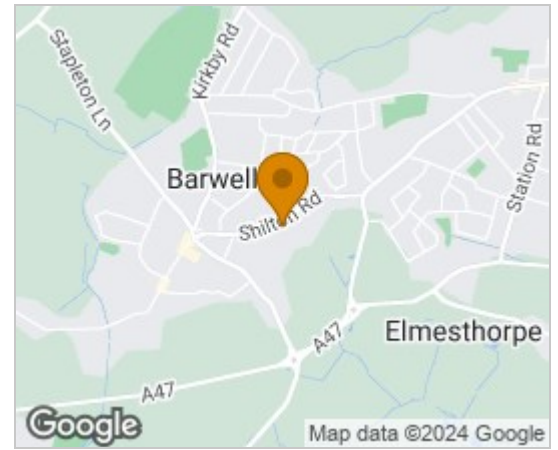
Modern breakfast Kitchen (rear) 11'9" x 11'2" (3.57 x 3.40)

Stainless steel sink unit, range of base and wall units (7 base and 4 wall units) together with associated granite work surfaces, integral granite breakfast bar, integral dishwasher, washing machine, ceramic hob, electric fan assisted oven, microwave, extractor hood, down lights to ceiling, PVCu double glazed picture window, Italian ceramic tiled floor, fridge freezer and wall mounted gas fired condensing Worcester greenstar boiler.

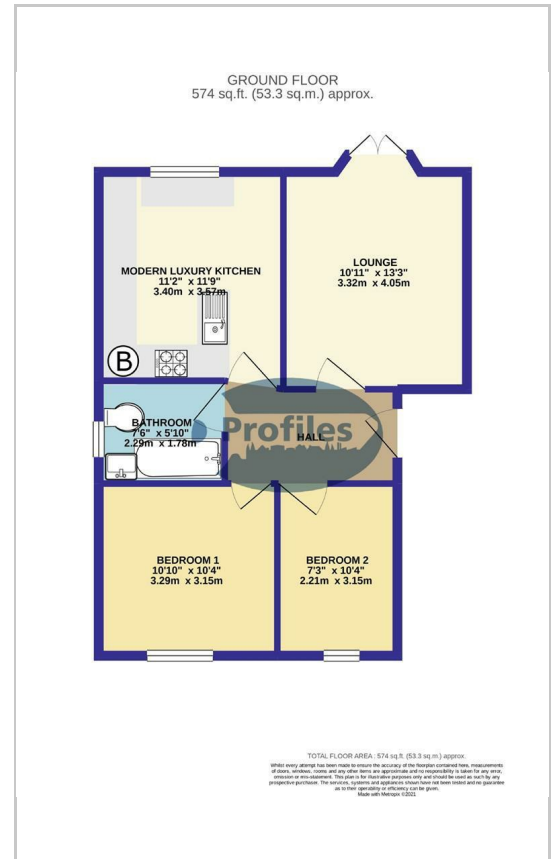
Outside

Communal landscaped gardens and outdoor swimming pool.

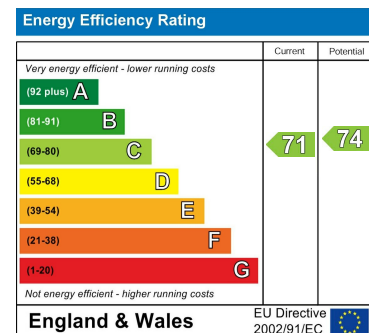
Area Map



Floor Plans



Energy Efficiency Graph



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