



Profiles Estate Agents

# 11 WASHINGTON CLOSE

, BARWELL, LE9 8ET

£950 Per Month



A THREE BEDROOMED FAMILY DETACHED HOUSE IN PICTURESQUE CUL-DE-SAC, GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, FULLY ENCLOSED PORCH, LOUNGE, DINING ROOM, SPACIOUS BREAKFAST KITCHEN, BATHROOM, GARDENS FRONT AND REAR, GARAGE.



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### Fully enclosed porch

Having UPVC double glazed door, obscure UPVC double glazed side window, easy tread staircase leading to first floor, under stairs cupboard off, tel point, smoke detector.

### Lounge (front) 14'2" x 11'7" (4.32 x 3.53)

Having gas fire, central heating back boiler, textured ceiling, UPVC double glazed picture window, four wall light points.

### Dining room (rear) 9'2" x 8'10" (2.79 x 2.69)

Having UPVC double glazed picture window, single central heating radiator, coving, power points.

### Spacious breakfast kitchen (rear) 11'6" x 9'0" (3.51 x 2.74)

Having UPVC double glazed picture window, stainless steel sink unit, range of base and wall units, associated bevel edged work surfaces and breakfast bar.

### First floor landing

Having roof void access, UPVC double glazed picture window, smoke detector.

### Bedroom 1 (rear) 13'1" x 11'0" (3.99 x 3.35)

Having UPVC double glazed picture window, central heating radiator, fitted wardrobe.

### Bedroom 2 (front) 13'4" x 12'7" (4.07 x 3.84)

Having UPVC double glazed picture window, central heating radiator, fitted wardrobe.

### Bedroom 3 (front) 10'1" x 9'9" (3.07 x 2.97)

Having UPVC double glazed window, single central heating radiator, power points.

### Bathroom

Having full colour suite with panelled bath, with mixer shower, pedestal wash hand basin, low level flush w.c, obscure UPVC double glazed window, shaver point, double central heating radiator, airing cupboard off with lagged copper cylinder.

### Outside

OUTSIDE

ENCLOSED REAR GARDEN

PLEASANT FRONT GARDEN

Having double width driveway, lawn, side access to rear.

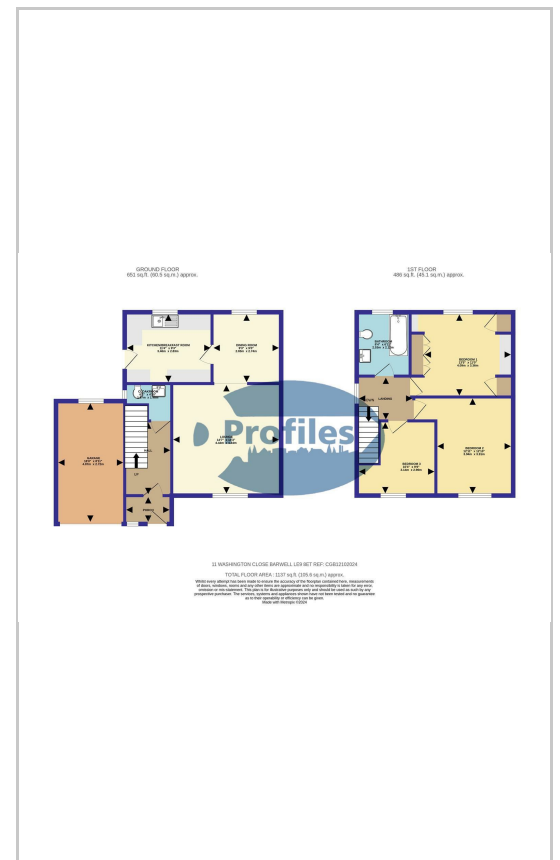
GARAGE

Having metal up and over door.

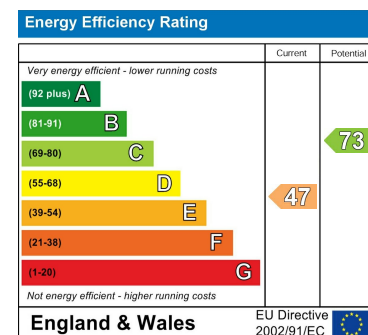
### Area Map



### Floor Plans



### Energy Efficiency Graph



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28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW

Tel: 01455 613555 Email: profilesea@aol.com <https://www.profiles-estates.co.uk>