



28 Peckleton Green

, Barwell, LE9 8LD

£1,050 Per Calendar Month



£100 ref fee per applicant £240 contract charge £1043

A three bedroomed extended detached house

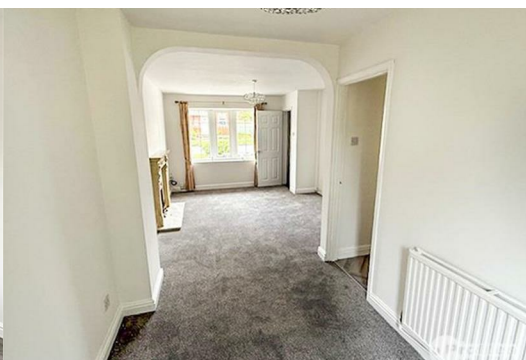
GFCH, UPVC double glazed

Reception hall, spacious lounge/dining room, fitted luxury kitchen/dining room

Modern bathroom with shower

Garage/utility room, enclosed picturesque rear garden

Front garden with driveway



Canopy porch

Leading to:

Reception hall

Having UPVC door, staircase to first floor, central heating radiator, room stat, central heating programmer, tel point.

Spacious through lounge

23ft 3ins x 11ft 4ins max 6ft1ins min (7.09m x 3.45m max 1.8m min)
Having UPVC double glazed French doors, UPVC double glazed bow window, gas fire in Adams style surround, two central heating radiators, tel point, t.v aerial point, power points.

Breakfast Kitchen/dining room 15'6" x 9'10" (4.72 x 3.0)

Having UPVC double glazed French doors, UPVC double glazed window, range of base and wall units comprising of six base units, four wall units, fitted fridge, fitted dishwasher, fitted washing machine, stainless steel gash hob and extractor hood, stainless steel double electric oven with grill, down lights to ceiling, ceramic wall tiling, walk in pantry off, door to garage, spot lights to dining area, bevel edged work surfaces and breakfast bar.

First floor landing

Having roof void access.

Bedroom 1 (front) 11'9" x 11'7" (3.58 x 3.53)

Having twin UPVC double glazed windows, central heating radiator, fitted cupboard with hot water cylinder, fitted cupboard with gas fired central heating boiler, tel point, power points.

Bedroom 2 (rear) 8'6" x 7'11" (2.59 x 2.41)

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

Bedroom 3 (rear) 8'11" x 5'10" (2.72 x 1.78)

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

Bathroom (side) 5'6" x 5'1" (1.68 x 1.55)

Having obscure UPVC double glazed, full suite in white shell style comprising of panelled bath with Triton electric shower, pedestal wash hand basin, low flush w.c, central heating radiator, gold effect fittings.

Outside

Having enclosed lawned rear garden, with feature decking, paved patio, herbaceous borders, water tap.

Front garden with driveway and lawn,

Garage

Having utility area to rear, up and over door.

General information

TENURE

We understand that the property is freehold however the purchasers solicitor should clarify this.

SERVICES

All mains services are connected to the property to include mains gas, electricity, water and drainage.

FIXTURES AND FITTINGS

All those items mentioned in the sales particulars are included in the purchase price.

VIEWING ARRANGEMENTS

By prior appointment through the selling agents, Profiles Estate Agents 01455 613555.

Council Tax Band:

Every effort has been made to ensure that these particulars are accurate and reliable. Should, however you discover any query or error please contact this office and we will be pleased to make the necessary alterations.

OFFER PROCEDURE

We have an obligation to our vendor/client to ensure that any offers made for the property can be substantiated. Herefore one of our financial services representatives will contact you to qualify your offer

OFFICE OPENING HOURS

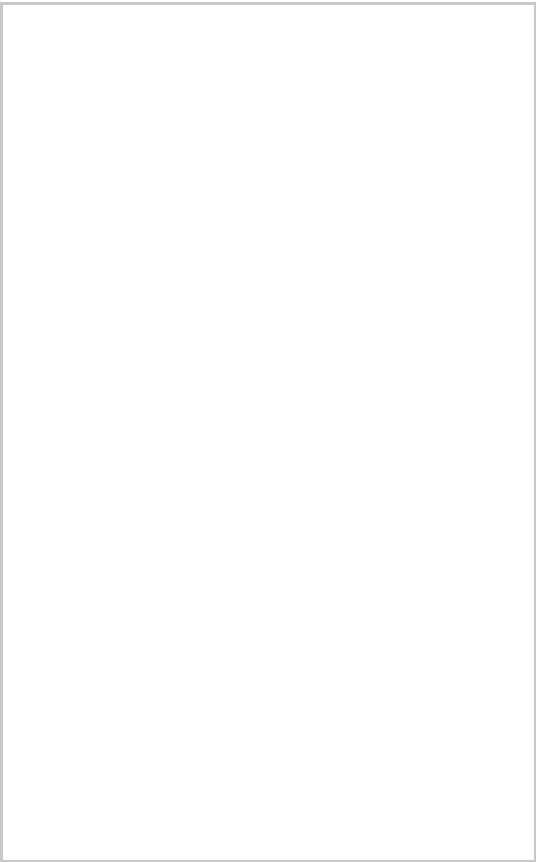
MONDAY - FRIDAY 9AM- 6PM

SATURDAY 9AM- 4PM

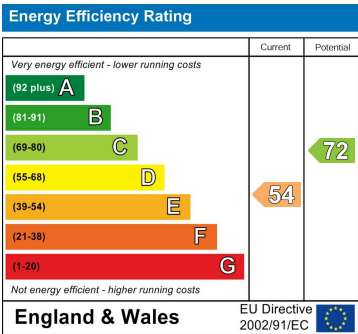
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.