

for sale

Offers over **£350,000**



Kirkby Road Barwell Leicester LE9 8FS

Three-bedroom detached property
Garage and off road parking
Situated in desirable location
Utility room
Downstairs WC/shower room
Two reception rooms
Good size rear garden



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Entrance Porch

Having door to the front elevation and access into entrance hall.

Entrance Hall

Having stairs rising to the first floor and access to accommodation.

Lounge

19' 5" x 12' (5.92m x 3.66m)

Having UPVC bay window to the rear, radiator, TV point and feature log burner.

Dining Room

12' x 11' 3" (3.66m x 3.43m)

Having bay window, radiator and gas fire point.

Kitchen

14' 5" x 9' 2" (4.39m x 2.79m)

Having wall and base units, electric oven and hob with cooker hood over, sink and drainer unit, radiator and UPVC windows to the side.

Utility Room

7' 6" x 6' (2.29m x 1.83m)

Having plumbing for washing machine and dryer, with chrome heated towel rail and skylight. Access to downstairs WC/shower room.



Downstairs WC / Shower Room

Having UPVC window to the side elevation, shower cubicle, WC and wash handbasin, with radiator and underfloor heating.

To The First Floor

Landing

Bedroom 1

12' 3" x 12' (3.73m x 3.66m)

Having UPVC window to the rear elevation and radiator.

Bedroom 2

11' 3" x 10' 2" (3.43m x 3.10m)

Having built in wardrobes, radiator, TV point and bay window.

Bedroom 3

9' 2" min x 6' 6" (2.79m min x 1.98m)

Having radiator and UPVC window to the rear.

Family Bathroom

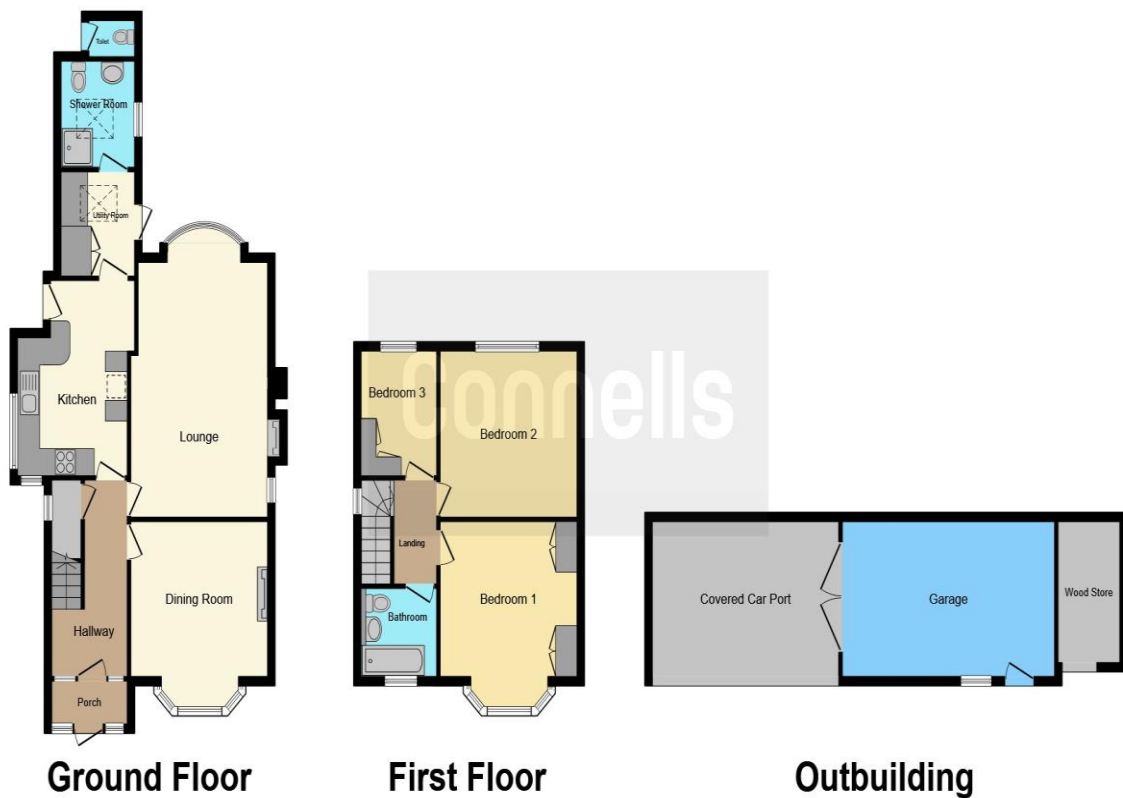
Comprising WC, wash handbasin and bath, with chrome heated towel rail and UPVC window to the front.

To The Outside

There is a large frontage with shrubbery to the boundaries and hardstanding giving ample parking, access to front entrance door and side access to the garage which measures 18' x 11' 5" and has light and power connected.

This good size rear garden has a slabbed patio area and turf with landscaped garden to the rear.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HIN310386 - 0003

Tenure: Freehold

EPC Rating: E

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