



**Connells**

Kirkby Road  
Barwell Leicester





## Property Description

This traditional styled three-bedroom semi-detached property sitting on the edge of Barwell is situated on a good size plot and offered for sale with no chain.

The property benefits an ample driveway and garage (accessed via Charnwood Road), enjoys views over countryside to the front and is offered with no chain.

The accommodation comprises entrance hallway, fitted kitchen, lounge/dining room with dual aspect windows, three bedrooms and bathroom.

## Entrance Hallway

Having UPVC double glazed door to the front elevation, wall mounted radiator, coving and carpet flooring. Stairs off to the first floor.

## Lounge / Dining Room

19' 4" x 11' 2" ( 5.89m x 3.40m )

Having inset gas fire with wooden surround and marble hearth, two wall mounted radiators, TV aerial point, coving and carpet flooring. UPVC double glazed bay window to the front and UPVC double glazed window to the rear.

## Kitchen

10' 11" x 10' 11" ( 3.33m x 3.33m )

Having a range of traditional styled wall and base units with cupboards and drawers,

working surfaces over, stainless steel sink and drainer with mixer tap, single oven, gas hob and extractor hood above, appliance recess points, built-in dishwasher, tiled splashback, coving and lino flooring. UPVC double glazed window to the rear elevation. Door to side elevation.

## First Floor Landing

Having airing cupboard and giving access to the first floor accommodation.

## Bedroom One

11' 2" x 11' ( 3.40m x 3.35m )

Having a range of fitted furniture including two double wardrobes and single wardrobe, wall mounted radiator, coving and carpet flooring. UPVC double glazed window to the rear elevation.

## Bedroom Two

10' 11" x 10' 11" ( 3.33m x 3.33m )

Having a range of fitted furniture including double wardrobe, two single wardrobes and overbed unit, wall mounted radiator, coving and carpet flooring. UPVC double glazed window to the rear elevation.

## Bedroom Three

8' 2" x 6' 7" ( 2.49m x 2.01m )

Having built-in wardrobe, wall mounted radiator, carpet flooring and UPVC double glazed window to the side elevation.

## Bathroom

5' 7" x 4' 11" ( 1.70m x 1.50m )

Comprising panel bath with shower over and shower screen, wash hand basin, wall mounted radiator, tiled walls and lino flooring. UPVC double glazed window to the side elevation.

## WC

Having WC and carpet flooring. UPVC double glazed window to the side elevation.

## To The Outside

To the front of the property there is an ample tarmac driveway providing hard standing for two vehicles, gravelled area and herbaceous border to side. Gated side access leading to the rear garden.

The good sized rear garden is enclosed with fencing and mainly laid to lawn with planting and shrubbery to borders. There is a block paved patio and pathway leading to the rear of the garden. To the rear of the garden there is hard standing with timber summer house and two sheds. Garage accessed via Charnwood Road.



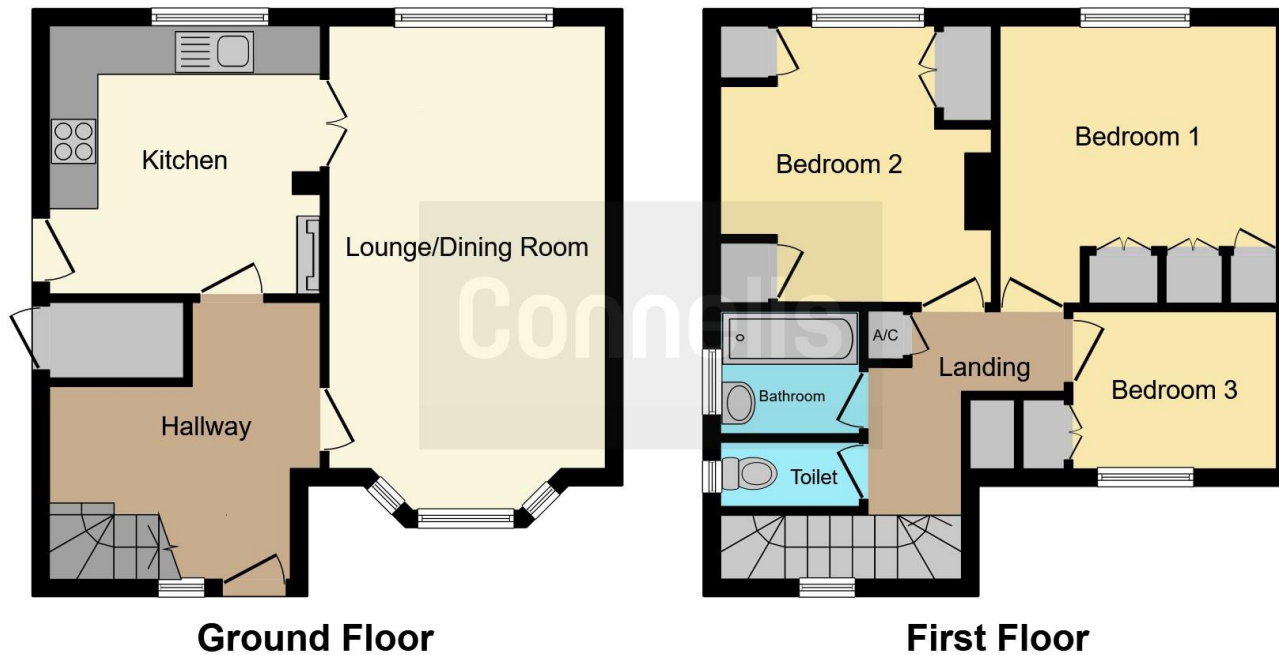












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/HIN311970](http://connells.co.uk/Property/HIN311970)**

Tenure: Freehold



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