



Connells

Red Hall Road
Barwell Leicester



Property Description

OFFERED WITH NO UPWARD CHAIN is this well-presented three-bedroomed town house with off road parking in a popular and convenient location within Barwell, close to Radford Park with play area. The property is situated close to convenience shops and bus routes as well as having pre-school, junior and senior schools and Fusion Academy located nearby.

The accommodation, which benefits from gas central heating & double glazing, briefly comprises; porch, entrance hallway, lounge, dining room, kitchen, conservatory, three bedrooms and a bathroom.

To the outside there is a tarmac driveway providing hard standing for multiple vehicles. To the rear there is an enclosed paved garden set over two tiers with retaining wall and fenced perimeter.

Porch

Door to the side elevation.

Entrance Hallway

Door leading into the lounge.

Lounge

14' 9" x 10' 9" (4.50m x 3.28m)

Having fireplace with inset electric fire,

wooden surround and marble style hearth, carpet flooring, coving, TV aerial point, radiator and UPVC double glazed window to the front elevation. Archway to dining room.

Dining Room

14' 7" x 8' (4.45m x 2.44m)

Having carpet flooring, radiator, coving and UPVC double glazed window to the front elevation.

Kitchen

15' 2" x 7' 6" (4.62m x 2.29m)

The kitchen has a range of wall and base units with drawers and cupboards, working surface over, stainless steel sink and drainer, single oven with four ring gas hob and extractor fan over, recess point/plumbing for appliances including dishwasher, washing machine and tumble dryer, fridge and freezer, lino flooring and UPVC window and UPVC double glazed door to the rear elevation.

Conservatory

14' 9" x 9' 8" (4.50m x 2.95m)

Brick-built construction with tiled flooring and UPVC double glazed French door leading into the rear garden.

First Floor Landing

Giving access to the first floor accommodation.

Bedroom One

15' 1" x 7' 2" (4.60m x 2.18m)

Having carpet flooring, radiator, coving and two UPVC double glazed window to the rear elevation.

Bedroom Two

10' 9" x 11' 8" (3.28m x 3.56m)

Having carpet flooring, radiator, coving and two built-in double wardrobes. Access to airing cupboard housing the Worcester boiler. UPVC double glazed window to the front elevation.

Bedroom Three

7' 9" x 8' 9" (2.36m x 2.67m)

Having carpet flooring, radiator, coving and UPVC double glazed window to the front elevation.

Bathroom

6' 6" x 5' 4" (1.98m x 1.63m)

Comprising walk-in shower with glass shower screen, vanity hand wash basin and WC unit, spotlights, tiled walls and tiled flooring. Obscure UPVC double glazed window to the rear elevation.

To The Outside

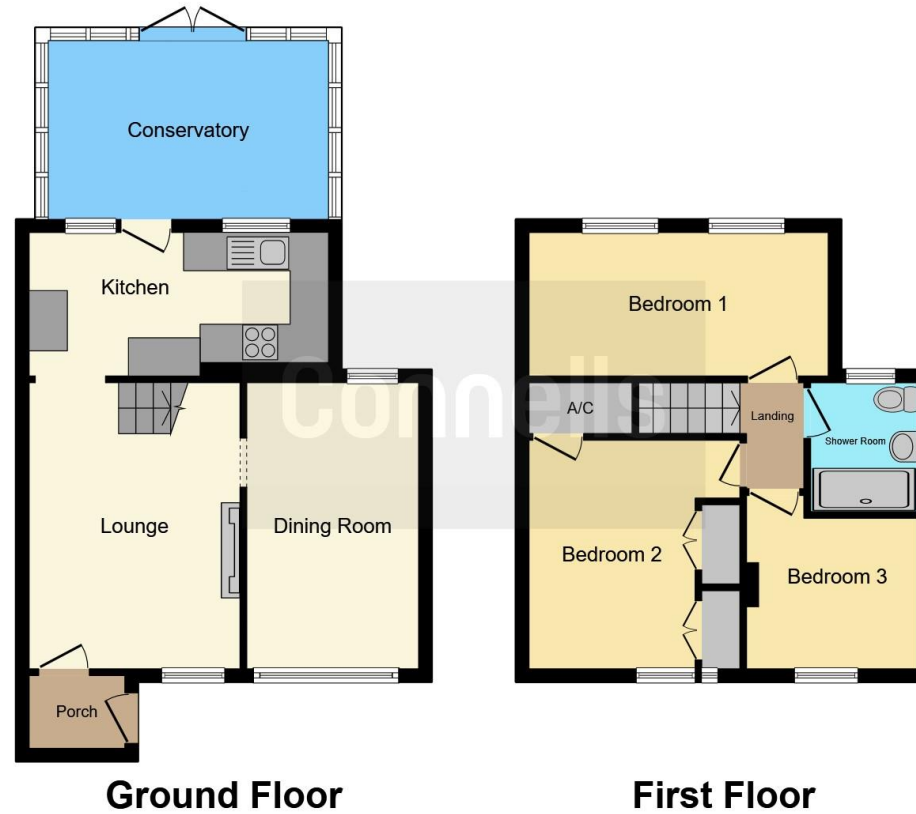
To the front of the property there is a tarmac driveway with hard standing for multiple vehicles.

The rear garden has two paved patio areas set over two tiers with retaining wall and fenced boundary. Two sheds; one resin and one timber.









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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EPC Rating: C

view this property online connells.co.uk/Property/HIN312033

Tenure: Freehold



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Property Ref: HIN312033 - 0007