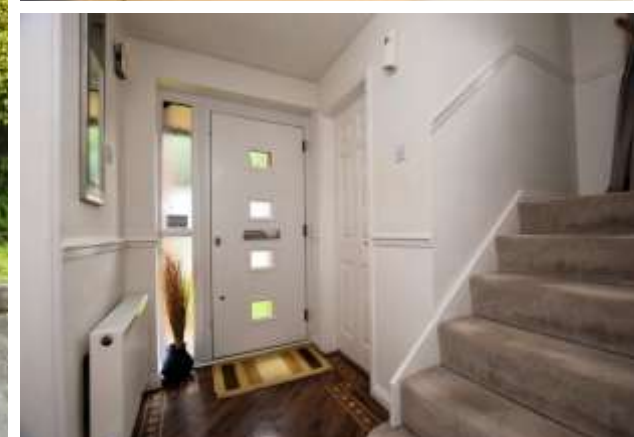


FOR SALE



Worcester Close, Barwell
£390,000

MARTIN & CO



Worcester Close, Barwell

4 Bedrooms, 3 Bathroom

£390,000

- **FOUR BEDROOM DETACHED HOUSE**
- **DOWNSTAIRS CLOAKROOM AND STORAGE**
- **GOOD SIZED LOUNGE AND DINING ROOM**

VIEWING ADVISED! A FOUR BEDROOM DETACHED HOUSE IN BARWELL. Comprising entrance hallway, downstairs WC, "through" lounge and dining room, kitchen. First floor four bedrooms, ensuite to main, and family bathroom. Front and rear gardens. Side driveway and garage.

ENTRANCE HALLWAY 4' 11" x 11' 1" (1.5m x 3.40m)
This good sized entrance hallway provides access to the downstairs WC, stairs to the first floor, rear kitchen, and lounge/dining room. There is a storage cupboard located under the stairs.

DOWNSTAIRS WC 4' 11" x 4' 11" (1.5m x 1.5m)
Having a white suite comprising of sink, and WC

KITCHEN 12' 1" x 9' 6" (3.70m x 2.90m) The kitchen is located at the rear of the home, and is modern and over looks the rear garden. Having access to the rear via a UPVC double glazed door. Internal doorway leads through to the dining room.

FRONT LOUNGE 11' 9" x 18' 3" (3.60m x 5.58m) The open plan lounge area has a large double glazed window that overlooks the front of the house. The room is heated via gas central heating and an electric fire.



REAR DINING ROOM 9' 4" x 10' 7" (2.86m x 3.25m)

This good-sized open plan room can easily accommodate a dining table and chairs. Decorated in a neutral colour, this room has a UPVC double glazed patio door that leads out into the rear garden. An internal door leads through to the kitchen.

FIRST FLOOR LANDING This large stairs and landing area provides access to all bedrooms and the family bathroom. There is a loft hatch in the ceiling, and an airing cupboard.

FRONT BEDROOM 9' 9" x 10' 9" (2.98m x 3.29m)
Decorated in a neutral colour and having a carpeted floor. UPVC double glazed window and radiator.

REAR BEDROOM 10' 11" x 10' 3" (3.34m x 3.14m)
Decorated in a neutral colour and having a carpeted floor. UPVC double glazed window and radiator.

REAR BEDROOM 10' 11" x 7' 4" (3.34m x 2.25m)

Decorated in a neutral colour and having a carpeted floor. UPVC double glazed window and radiator.

FRONT MAIN BEDROOM 11' 9" x 13' 7" (3.60m x 4.16m) Overlooking the front of the property this main bedroom has a carpeted floor and benefits from having an ensuite shower room.

ENSUITE 3' 3" x 8' 7" (1.0m x 2.63m) Comprising shower cubicle, sink and WC

FAMILY BATHROOM 8' 7" x 6' 3" (2.63m x 1.91m) The family bathroom has a modern suite with mixer shower over the bath. WC and sink.

FRONT AND REAR GARDENS Front lawn with mature trees and bushes, and rear lawn with mature borders, patio and storage area behind the garage. The garden is not overlooked and there are fields behind.



DETACHED SINGLE GARAGE 8' 6" x 17' 0" (2.61m x 5.20m) Brick built single garage with concrete floor and a pitched roof.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		



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MARTIN&CO

GROUND FLOOR



1ST FLOOR



FOUR BEDROOM DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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