



Profiles Estate Agents

35 Mill Street

Barwell, Leicester, LE9 8DX

Offers Over £249,950



A well appointed, deceptively spacious extended 4 bedroom semi detached house. Additional benefits of gas central heating, PVCu double glazing, PVCu fascia and soffit, conservatory, breakfast kitchen, garage and double width 4 car driveway.

The property is ideally located close to all local amenities to include local schools, shops and regular public transport services. All major road links such as the M69, M1, M6 and A5 are within reasonable commuting distance from the property.

MUST BE VIEWED.
NO CHAIN.



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Fully enclosed porch 5'2" x 2'8" (1.59 x 0.82)

PVCu double glazed door, PVCu double glazed window and side ornate leaded glazed windows.

Reception hall 13'11" x 5'11" (4.26 x 1.81)

PVCu double glazed side window, radiator, under stairs cupboard, laminate floor and radiator.

Extended breakfast kitchen (rear) 15'1" x 7'11" (4.62 x 2.43)

Stainless steel sink, range of base and wall units (9 base and 9 wall) associated work surfaces, plumbing for washing machine, laminate floor, PVCu double glazed window, side door, ceramic wall tiling, split level ceramic hob, electric fan assisted oven and extractor hood.

Cloakroom 5'10" x 3'1" (1.80 x 0.95)

Wash hand basin and low flush wc.

Rear utility area 9'9" x 6'5" (2.99 x 1.97)

Obscure PVCu double glazed window, PVCu double glazed door and wall mounted gas fired Glow Worm boiler.

Through lounge / dining room 25'7" x 11'7" (max) (7.81 x 3.54 (max))

PVCu double glazed window, feature live gas fire, double glazed patio doors, radiator and coving.

Conservatory (rear) 7'5" x 7'3" (2.28 x 2.21)

PVCu double glazed windows, twin PVCu double glazed french doors and double glazed polycarbonate roof.

Landing 11'1" x 2'11" (3.39 x 0.90)

Roof void access and smoke detector.

Bedroom 1 (front) 14'11" x 9'4" (4.55 x 2.85)

PVCu double glazed window and radiator.

Bedroom 2 (rear) 11'3" x 9'7" (3.45 x 2.94)

PVCu double glazed window and radiator.

Bedroom 3 (front) 10'7" x 7'1" (3.24 x 2.17)

PVCu double glazed window and radiator.

Bedroom 4 (rear) 10'2" x 6'5" (3.10 x 1.98)

PVCu double glazed window and radiator.

Shower room (rear) 8'1" x 7'8" (2.47 x 2.36)

Walk in shower cubicle with an electric shower, wash hand basin in vanity unit with twin base doors, low flush wc with concealed cistern, obscure PVCu double glazed window, radiator and corner base units.

Outside

Front garden with double width tarmac drive with parking for 4 cars and established lawn.

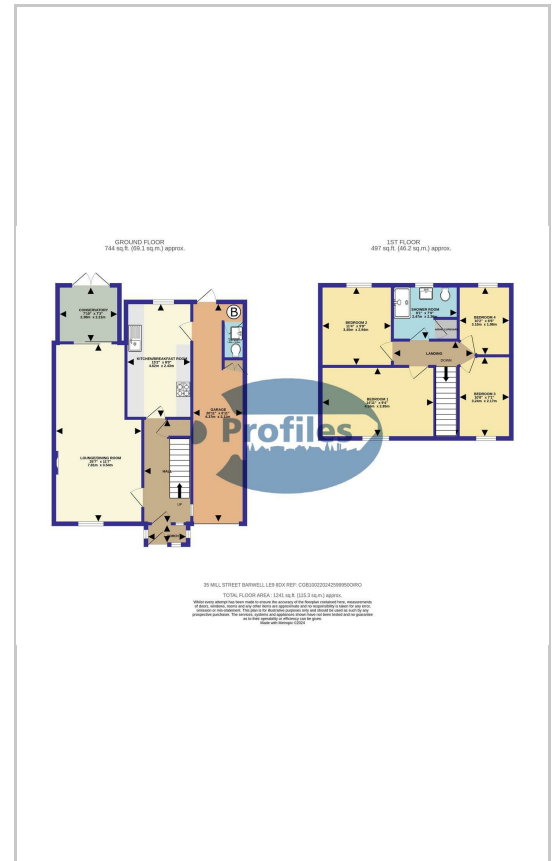
Enclosed rear garden with lawn, corner patio and water tap.

Garage 20'10" (min) x 6'11". (6.37 (min) x 2.11.)

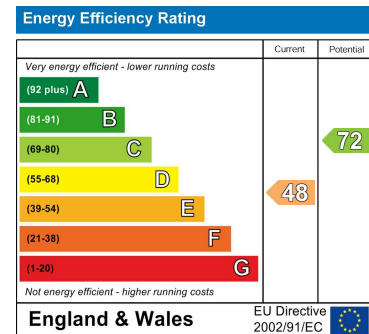
Area Map



Floor Plans



Energy Efficiency Graph



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