



## 55 Mayfield Way

, Barwell, LE9 8BL

Offers In The Region Of £180,000



A 3 bedroomed semi-detached house forming part of a popular residential location. The property has the benefit of UPVC double glazing, gas fired central heating, detached garage with vehicle access to the rear, cavity wall insulation, conservatory and vacant possession.

Ideally located close to all local amenities whilst being accessible to all major road links, such as the M69, M1, M6 and A5.

NO CHAIN.



### Reception hall 6'10" x 5'4" (2.10 x 1.63)

Staircase to first floor, radiator and obscure PVCu double glazed door,

### Lounge (front) 15'11" x 10'11" (4.86 x 3.34)

PVCu double glazed window, gas fire, twin alcoves and coving

### Shower room (rear) 8'6" x 5'7" (2.61 x 1.71)

Fitted shower cubicle with plumbed shower, wash hand basin in vanity unit, low flush w,c, radiator and obscure PVCu double glazed window.

### Kitchen /dining room (rear) 12'0" x 9'11" (3.66 x 3.02)

One and a half bowled stainless steel sink unit, range of base and wall units (6 base units and 7 wall) associated work surfaces, under stairs cupboard, split level gas hob, electric fan assisted oven and extractor hood.

### Conservatory/utility room (rear) 15'11" x 5'3" (4.86 x 1.61)

PVCu double glazed door, PVCu double glazed windows, plumbing for washing machine, base unit with associated bevel edged work surface.

### First floor landing 7'10" x 6'0" (2.39 x 1.84)

Roof void access

### Bedroom 1 (front) 15'11" x 9'3" (4.87 x 2.82)

PVCu double glazed window, fitted double wardrobe, fitted cupboard and radiator.

### Bedroom 2 (side) 13'8" x 7'4" (4.17 x 2.24)

Airing cupboard with hot water cylinder, central heating radiator and window

### Bedroom 3 (rear) 7'9" x 7'4" (2.38 x 2.26)

Window and radiator.

### Outside

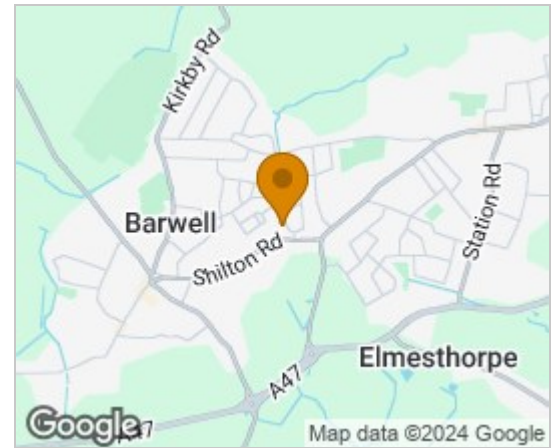
Having enclosed rear garden with shed, lawned front garden. Front garden with gated side access.

### Detached garage. 15'11" x 8'5" (4.87 x 2.58)

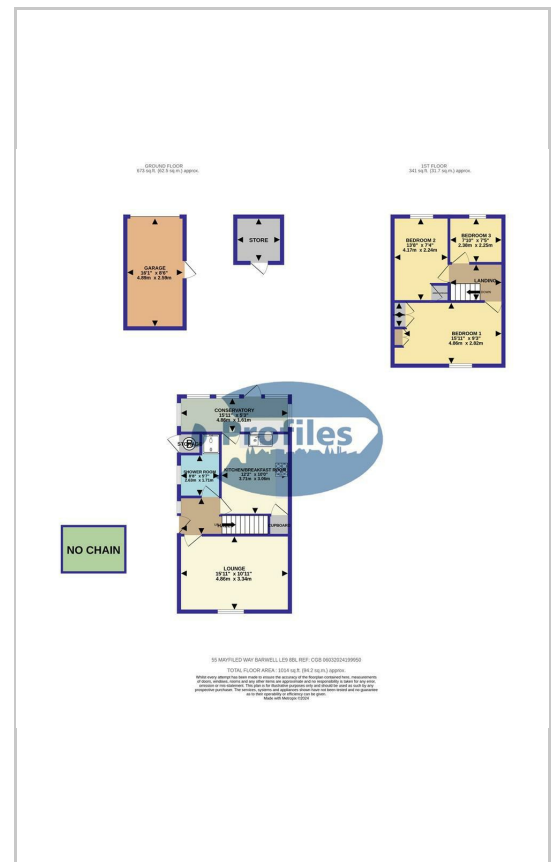
With front door entrance and side door.

Approached via a shared private vehicle access.

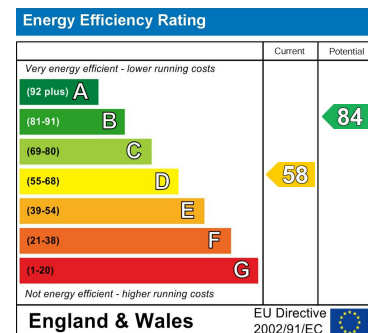
### Area Map



### Floor Plans



### Energy Efficiency Graph



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