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1 Peckleton Green

, Barwell, LE9 8LD

Offers In The Region Of £265,000



A two bedroom detached bungalow occupying a corner commanding position with gardens to front, side and rear. The property has the benefit of gas central heating (condensing combination boiler), PVCu double glazing, 4 car driveway, bathroom with shower, attractive lounge/dining room, breakfast kitchen, detached garage and intruder alarm.

The bungalow is within reasonable distance of all local amenities and accessible for commuting to all major road links such as the A5, M69, M6 and M1.

NO CHAIN.



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Modern kitchen (front). 12'5" (max) x 8'8" (max). (3.80 (max) x 2.65 (max).)

Stainless steel sink unit, range of base and wall units (8 base and 10 wall) associated work surfaces, breakfast bar, split level gas hob, electric fan assisted oven, extractor hood (ducted), ceramic floor and wall tiling, plumbing for a washing machine, a wall mounted gas fired condensing combination boiler (Glow Worm Beta com 24b) and obscure PVCu double glazed door.

'L shaped' lounge / dining room (front) 15'3" (max) x 13'5" (max) (4.66 (max) x 4.10 (max))

Feature electric fire in an attractive surround with a raised marble hearth, 3 wall light points, coving, carbon monoxide alarm, smoke alarm, radiators and tv aerial point.

Inner hallway. 3'10" x 2'11" (1.17 x 0.89)

Roof void access.

Bedroom 1 (rear). 10'4" x 10'4" (3.17 x 3.16)

PVCu double glazed window, radiator, tv aerial point, fitted twin single wardrobes with bridge wall cupboards.

Bedroom 2 (rear) 8'6" x 6'3". (2.60 x 1.93.)

PVCu double glazed window, radiator and fitted wall cupboards.

Bathroom (side). Fully tiled. 8'0" x 5'9" (2.46 x 1.77)

full suite in white, panel bath with chrome mixer shower, wash hand basin, low flush wc, radiator and obscure PVCu double glazed side window.

Outside.

Lawn front garden with twin wrought iron gates and 4 car driveway.

Paved side garden.

Enclosed westerly facing rear garden with an established lawn and paved patio.

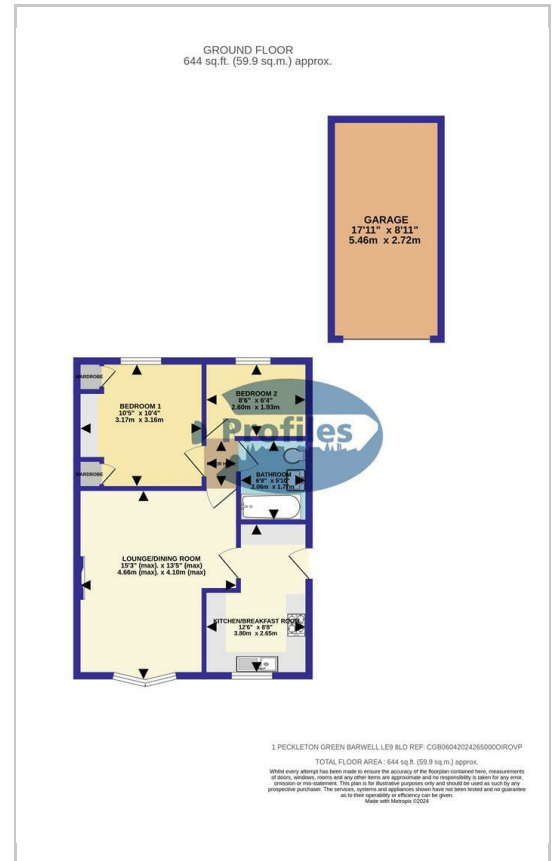
Detached garage. 18'0" x 8'10" (5.49 x 2.71)

Up and over door, light and power points.

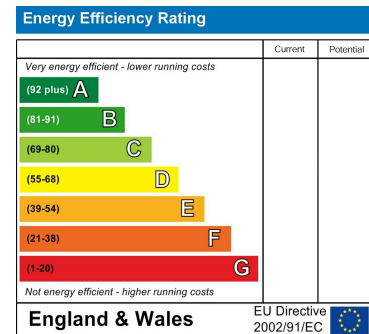
Area Map



Floor Plans



Energy Efficiency Graph



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