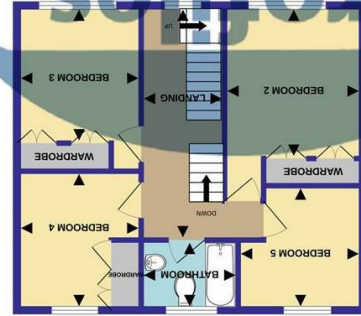
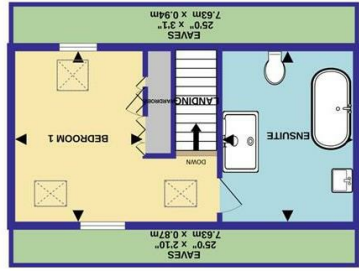


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8 GARNER CLOSE BARWELL LE9 8NG REF: CGB14012024410000
 TOTAL FLOOR AREA: 1921 sq. ft. (178.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other 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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Independent Estate Agents
 Surveyors, Valuers and
 Letting Agents



Profiles Estate Agents

8 Garner Close, Leicester, LE9 8NG
 Offers In The Region Of £380,000



8 Garner Close, Leicester, LE9 8NG

Offers In The Region Of £380,000

An immaculately presented 3 storey, 2 bedroom, 2 bathroom family detached house, occupying a secluded position and approached private shared driveway. The property was constructed in approximately 2010 by the renowned David Wilson Homes and over looks a green area to the front, whilst exuding a captive ambience.

Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, tandem double garage, luxury through breakfast garage, luxury lounge, utility room, guest cloakroom and conservatory.

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

VIEWING ESSENTIAL.

Canopy porch.

4'5" X 3'11"

Outside light point.

Reception hall.

11'9" X 6'11".

Composite double glazed door, radiator and easy tread staircase with spindled balustrade leading to the first floor.

Modern Luxury Breakfast Kitchen / Dining room.

25'4" X 9'8"

Luxury 'Shaker Style' kitchen. 1 1/2 bowlled porcelain sink, range of attractive base and wall units (6 base inclusive of pan drawers and 6 wall) finished in 'sage green', contrasting work surfaces, larger cupboard, down lights to the ceiling, front and rear PVCu double glazed windows, radiators, fitted range with a 5 burner gas hob, warming oven, electric fan assisted oven and grill, fitted fridge, fitted freezer, fitted dish washer, and karndeian floor.

Utility room (rear).

6'3" X 5'11"

Composite double glazed door, range of base and wall units (1 base and 3 wall), associated work surfaces and radiator,

Guest cloakroom.

5'11" X 2'10"

Suite in white, wash hand basin, low flush wc, ceramic tiled floor, radiator and extractor fan.

Spacious through lounge.

24'9" X 10'7"

Walk in PVCu double glazed bay window, feature fire place with raised hearth, twin PVCu double glazed french doors, coving and radiators.

Conservatory (rear).

9'4" X 8'9".

Double glazed multi pitched glass roof, PVCu double glazed windows, PVCu twin double glazed french doors and dwarf base brick cavity walls.

First floor landing.

15'5" (max) X 6'6"

Staircase to second floor via spindle balustrade, PVCu double glazed window, radiator and smoke alarm.

Bedroom 2 (front).

13'3" X 11'1"

PVCu double glazed window, fitted double wardrobes and radiator.

Canopy porch.

4'5" X 3'11"

Outside light point.

Reception hall.

11'9" X 6'11".

Composite double glazed door, radiator and easy tread staircase with spindled balustrade leading to the first floor.

Modern Luxury Breakfast Kitchen / Dining room.

25'4" X 9'8"

Luxury 'Shaker Style' kitchen. 1 1/2 bowlled porcelain sink, range of attractive base and wall units (6 base inclusive of pan drawers and 6 wall) finished in 'sage green', contrasting work surfaces, larger cupboard, down lights to the ceiling, front and rear PVCu double glazed windows, radiators, fitted range with a 5 burner gas hob, warming oven, electric fan assisted oven and grill, fitted fridge, fitted freezer, fitted dish washer, and karndeian floor.

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9'4" X 8'9".

Double glazed multi pitched glass roof, PVCu double glazed windows, PVCu twin double glazed french doors and dwarf base brick cavity walls.

First floor landing.

15'5" (max) X 6'6"

Staircase to second floor via spindle balustrade, PVCu double glazed window, radiator and smoke alarm.

Bedroom 2 (front).

13'3" X 11'1"

PVCu double glazed window, fitted double wardrobes and radiator.



Bedroom 3 (front).

12'4" X 9'9"

PVCu double glazed window, radiator and twin fitted double wardrobes.



Bedroom 4 (rear).

10'2" X 8'11"

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

Bedroom 5 (front).

9'5" X 8'11"

PVCu double glazed window, radiator, fitted double wardrobe and wall units.



Luxury bathroom (rear).

7'2" X 5'7"

Full suite in white, 'p' shaped' bath with chrome mixer shower hand basin, karndeian floor, down lights to the ceiling, wc, fitted walk in double shower cubicle with mixer shower, alone chrome mixer, wash hand basin vanity unit, low flush Karndeian floor, full suite in white, claw foot bath with stand



Second floor.

Bedroom 1 (through).

16'2" X 14'0"

Double glazed velux roof lights, luxury fitted triple double wardrobe, corner cupboard and radiator.



Double tandem garage.

3'3".249'4" X 15'4" (max).

With up and over door, PVCu rear door, light and power points



Outside.

Front garden with shared driveway, block paved path and side gated access.

Picturesque enclosed rear garden, raised flower beds, artificial lawn, decking, paved patio and water tap.