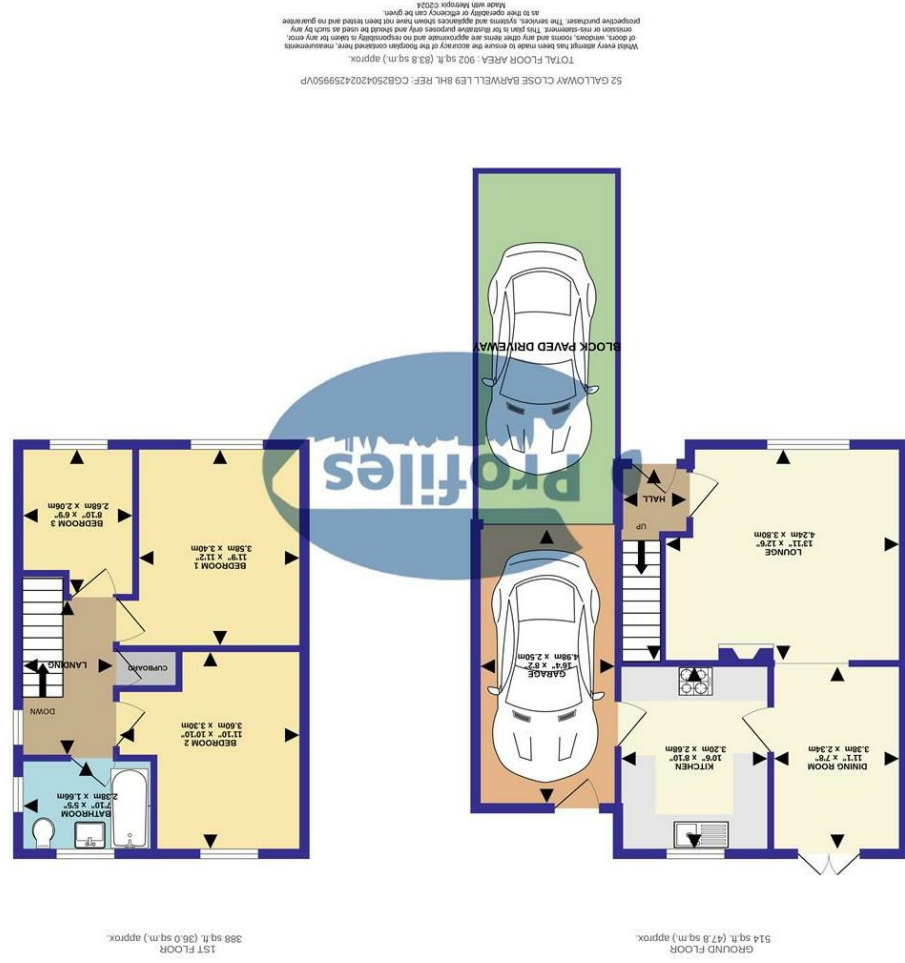


PROPERTY MISDESCRIPTIONS ACT 1991
 Profiles Estate Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the Seller. Neither has Profiles Estate Agents checked the legal documentation therefore the buyer must assume the information given is incorrect. Profiles Estate Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the Seller. The Measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing to any expense. The Sales Particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.
 MISDESCRIPTIONS ACT 1967
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Independent Estate Agents
 Surveyors, Valuers and
 Letting Agents



Profiles Estate Agents

52 Galloway Close, Barwell, LE9 8HL
 Offers In The Region Of £245,000



52 Galloway Close, Barwell, LE9 8HL

Offers In The Region Of £245,000

A deceptively spacious, well appointed, tastefully decorated, link detached property, incorporating many unique features. The property has the additional benefit of UPVC double glazing, UPVC fascias and soffits, gas fired central heating via condensing boiler, alarm system, garage, 2 car driveway and enclosed rear garden.

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

NO CHAIN.

Recess porch

5'3" x 4'2"
Staircase to first floor, obscure PVCu double glazed door, double central heating radiator, smoke detector and room stat.

Lounge (front)

1'3'1" max 1'2'6" max
Radiator, PVCu double glazed window, alcove, ornamental fireplace and marble hearth and wall light point.

Reception hall

Dining room (rear)

1'1'1" x 7'9"
PVCu double glazed window and radiator.

Fitted kitchen (rear)

10'6" x 8'10"
Stainless steel sink unit, range of base and wall units comprising eight base units and three wall units finished in Satin White, contrasting bevel edged work surfaces, split level gas hob and electric fan assisted oven, extractor hood, plumbing for washing machine, ceramic wall tiling, PVCu double glazed window and wall mounted fan assisted Worcester condensing Greenstar boiler.

Bedroom 1 (front)

11'9" (max) x 11'1" (max)
Radiator, UPVC double glazed window and coving, roof void access and down lights to ceiling.

Bedroom 2 (rear)

11'10" max x 10'10" max 8'6" min
PVCu double glazed window and radiator.

Bedroom 3 (front)

8'10" x 6'9"
Radiator and PVCu double window.

Fully tiled bathroom (rear)

7'10" x 5'5"
Full suite in white comprising panelled bath with electric shower, pedestal wash hand basin, low flush w.c, obscure PVCu double glazed window, central heating radiator and down lights to ceiling.

Outside

Enclosed rear garden with lawn, paved patio, mature shrubs and bushes, circular patio and water tap.
Front garden with two car driveway.



Garage

16'4" x 8'3"
Glazed window, UPVC double glazed door, light and power.

