



52 Galloway Close

, Barwell, LE9 8HL

Offers In The Region Of £225,000



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.



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

Recess porch

Reception hall 5'3" x 4'2" (1.59 x 1.26)

Staircase to first floor, obscure PVCu double glazed door, double central heating radiator, smoke detector and room stat.

Lounge (front) 13'11" max 12'6" max (4.24 max 3.80 max)

Radiator, PVCu double glazed window, alcove, ornamental fireplace and marble hearth and wall light point.

Dining room (rear) 11'1" x 7'9" (3.38 x 2.35)

PVCu double glazed window and radiator.

Fitted kitchen (rear) 10'6" x 8'10" (3.20 x 2.68)

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.

First floor landing 9'2" x 5'7" (2.79 x 1.69)

Airing cupboard off, obscure PVCu double glazed window, roof void access and down lights to ceiling.

Bedroom 1 (front) 11'9" (max) x 11'1" (max) (3.59 (max) x 3.40 (max))

Radiator, UPVC double glazed window and coving.

Bedroom 2 (rear) 11'10" max x 10'10" max 8'6" min (3.61 max x 3.30 max 2.59 min)

PVCu double glazed window and radiator.

Bedroom 3 (front) 8'10" x 6'9" (2.68 x 2.06)

Radiator and PVCu double window.

Fully tiled bathroom (rear) 7'10" x 5'5" (2.39 x 1.66)

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.

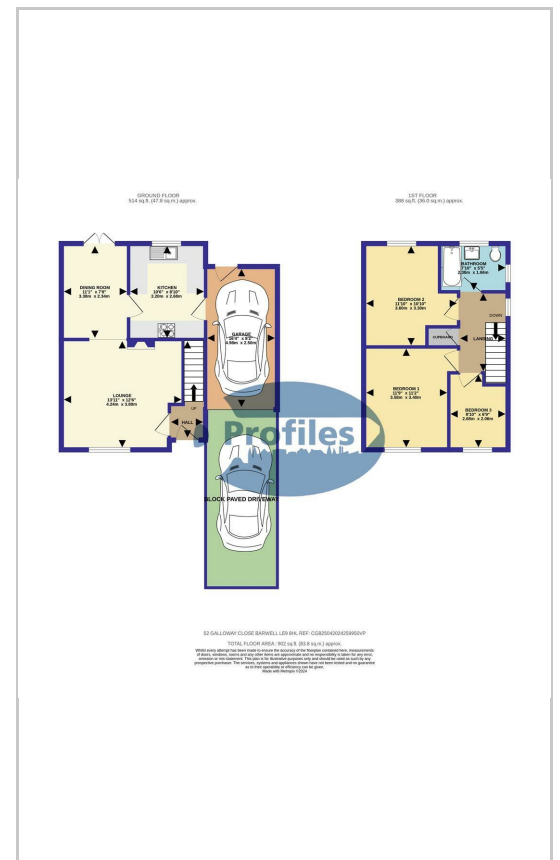
Garage 16'4" x 8'3" (4.99 x 2.51)

Glazed window, UPVC double glazed door, light and power.

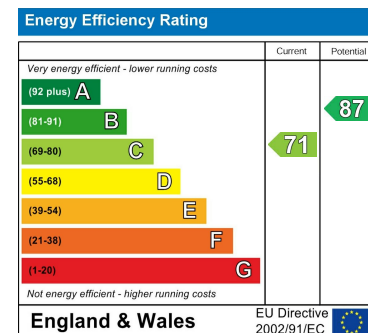
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.