



Profiles Estate Agents

16 Ashleigh Gardens

, Barwell, LE9 8LE

Offers In The Region Of £330,000



An immaculately maintained 4 bedroom family detached house, located in a popular and sought after location. The property has the benefit of gas central heating ((condensing combination boiler), PVCu double glazing, luxury fitted breakfast / kitchen / dining room, modern bathroom with shower, guest cloakroom, utility room, landscaped rear garden, double width block paved driveway and garage.

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

Viewing highly recommended.



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Recessed porch. 6'7" x 2'3". (2.01 x 0.71.)

Reception hall. 4'10" x 4'9" (1.49 x 1.45)

Composite leaded double glazed door, staircase to the first floor and radiator.

Spacious lounge (front). 14'11" x 14'4" (max). (4.56 x 4.38 (max).)

Walkin PVCu double glazed bay window, radiator and feature fireplace surround with ceramic tiled hearth.

Luxury 'Shaker style' breakfast kitchen/dining ro 16'3" x 10'11" (4.96 x 3.35)

Stainless steel sink, range of attractive base and wall units (10 base and 3 wall) finished in soft cream, solid oak work surfaces, integral breakfast bar, corner open display unit, split level induction hob, electric (fan assisted) oven, extractor hood, amtico tiled floor, under-stairs cupboard, PVCu double glazed window, twin PVCu double glazed french doors, radiator and ceramic wall tiling.

Utility room (rear). 11'1" (max) x 7'10" (max). (3.40 (max) x 2.39 (max).)

A wall mounted fan assisted gas fired condensing combination boiler (Worcester Greenstar 30i ErP), radiator, amtico tiled floor, PVCu double glazed door, PVCu double glazed window, roof void access, stainless steel sink unit, 2 base units finished in soft cream with contrasting work surfaces.

Guest cloakroom (side). 4'5" x 4'0". (1.37 x 1.23.)

Suite in white, wash hand basin in vanity unit with twin base doors, WC, amtico tiled floor and obscure PVCu double glazed door.

First floor landing.

With roof void access.

Bedroom 1 (front). 16'3" (max) x 13'4" (max). (4.96 (max) x 4.07 (max).)

Twin PVCu double glazed windows and radiator.

Bedroom 2 (rear). 13'4" x 7'10". (4.07 x 2.41.)

PVCu double glazed window and radiator.

Bedroom 3 (rear). 9'3" x 8'10". (2.82 x 2.70.)

PVCu double glazed window and radiator.

Bedroom 4 (rear). 8'11" x 6'9". (2.72 x 2.08.)

PVCu double glazed window and radiator.

Luxury bathroom (side). 6'11" x 6'3". (2.11 x 1.91.)

Full suite in white, jacuzzi bath with an electric shower and side screen, oval wash hand basin vanity unit with twin base doors finished in high gloss, low flush wc, laminated floor, downlights to the ceiling, ceramic wall tiling, and chrome ladder style radiator.

Outside.

Front garden with block paved driveway with parking for 3 cars and side gated access.

Enclosed landscaped rear garden, with paved patio, herbaceous borders, water tap and security light.

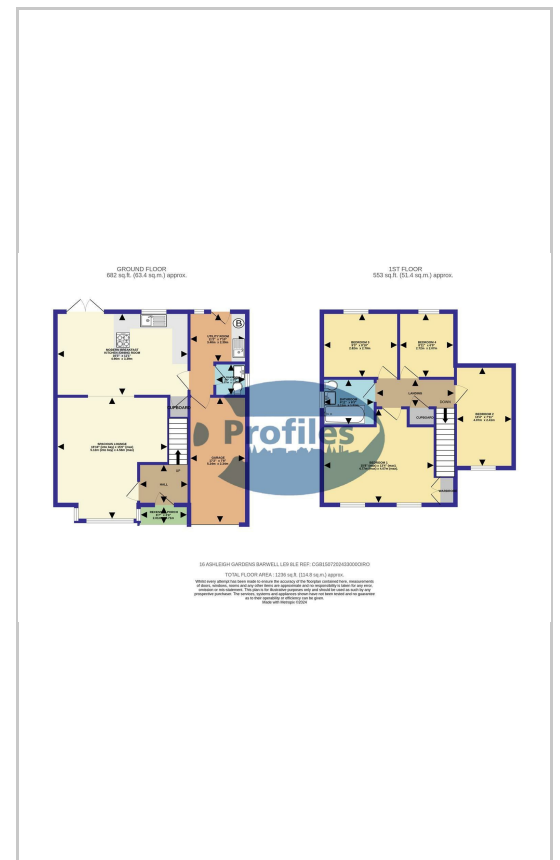
Garage. 17'2" x 7'4". (5.24 x 2.25.)

Electric roller shutter style door, with light and power points.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW

Tel: 01455 613555 Email: profilesea@aol.com <https://www.profiles-estates.co.uk>