



Profiles Estate Agents

27F Moore Road

, Barwell, LE9 8AF

Offers In The Region Of £189,950



A modern, immaculately presented 2 double bedroom semi detached house, constructed by Elmleigh Properties in 2017 and having the remaining period of the usual NHBC guarantee. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, luxury fitted breakfast kitchen / dining room, spacious lounge, guest cloakroom, modern bathroom with mixer shower, energy rating B84, double width block paved driveway, low maintenance rear garden, water meter and intruder alarm,

Conveniently located close to all local amenities, local shops, schools and regular public transport services. The property is accessible for commuting to all major road links such as the M1,M6,M69 and A5.

VIEWING ESSENTIAL



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Reception hall. 6'3" x 4'0". (1.91 x 1.23.)

Composite double glazed door, adjacent PVCu double glazed windows, and engineer oak floor.

Guest cloakroom. 6'2" x 3'0". (1.90 x 0.92.)

Suite in white, wash hand basin, low flush wc with tiled splash back, obscure PVCu double glazed window and radiator.

Spacious lounge (front). 14'1" x 13'10". (4.30 x 4.23.)

PVCu double glazed front (fitted shutter blind) and side windows, engineer oak floor, radiator, easy tread staircase with spindle balustrade and mains smoke alarm.

Luxury fitted breakfast kitchen/dining room (rear) 14'0" x 12'2". (4.27 x 3.72.)

Stainless steel sink. range of attractive base and wall units finished in 'high gloss' white (8 base and 7 wall), tall cupboard, associated work surfaces, split level induction hob, electric (fan assisted) oven, extractor hood (ducted), fitted fridge, freezer, dishwasher and washing machine, ceramic floor tiling, radiator, PVCu double glazed window, PVCu double glazed french doors, wall mounted gas fired condensing combination boiler (Glow Worm Energy 30C), mains heat alarm and ceramic wall tiling.

First floor landing.

Bedroom 1 (rear). 13'10" (max) x 11'10" (max). (4.24 (max) x 3.63 (max).)

Fitted twin double wardrobes, PVCu double glazed windows and radiator

Bedroom 2 (front). 13'10" (max) x 11'0" (max). (4.24 (max) x 3.36 (max).)

Twin PVCu double glazed windows with shutter blinds and radiator.

Modern bathroom (side). 6'11" x 6'9". (2.12 x 2.06.)

Full suite in white, panel bath with chrome mixer shower with rainfall shower head and screen, wash hand basin, low flush wc, ceramic wall tiling, ceramic tiled floor, obscure PVCu double glazed side window, chrome ladder style radiators, downlights to the ceiling, and extractor fan.

Outside.

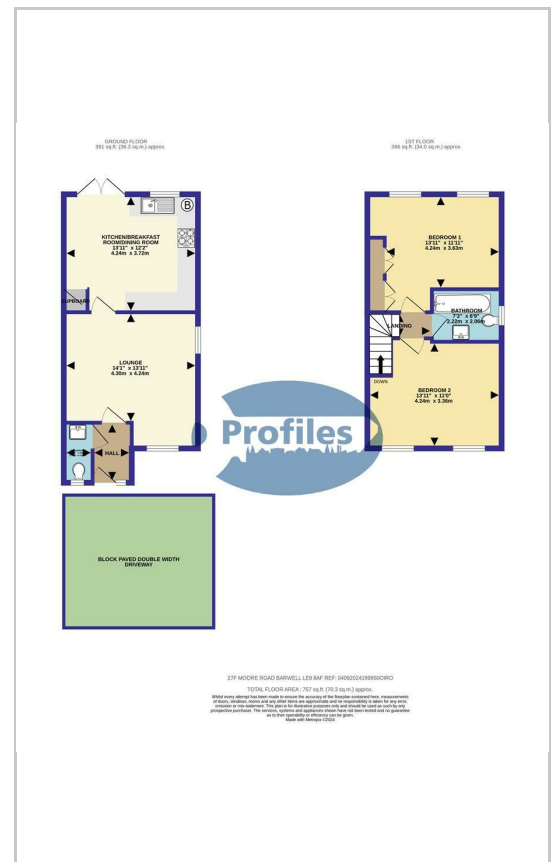
Enclosed rear garden, with paved patio, security light, water tap and side gated access.

Front garden with double width block paved driveway.

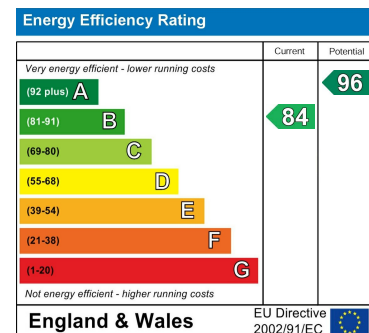
Area Map



Floor Plans



Energy Efficiency Graph



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