



Profiles Estate Agents

64 Moore Road

, Barwell, LE9 8AG

Offers In The Region Of £215,000



Show standard three bedroomed deceptively spacious town house situated in popular location, maintained to the highest possible standard. Must be viewed, additional benefits of gas central heating (combination boiler) PVCu double glazed, luxury fitted breakfast kitchen, modern bathroom with shower, landscaped rear garden, low maintenance front garden with three car driveway and garage.

Close to all local amenities and within reasonable commuting distance of all major road links such as the A5, M69, M6 and M1.

VIEWING ESSENTIAL



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Reception hall 3'3" x 6'6" (1.00 x 1.97)

With composite double glazed door and ceramic tiled floor

Attractive lounge (front) 10'10" x 14'7" (3.31 x 4.45)

PVCu double glazed window, easy tread staircase via spindle balustrade to first floor with integral under stair storage, double radiator with mains smoke alarm and battery back up.

Luxury fitted modern breakfast kitchen/dining room 15'4" x 7'6" (4.67 x 2.29)

One and half bowled composite sink unit (carbon phoenix), a range of attractive wall and base units finished in high gloss white, comprising of (6 base, 1 corner unit inclusive of curved doors and 8 wall units), associated granite composite styled work surfaces, fitted range with five burner gas hob and double gas oven, extractor hood, mains smoke alarm with battery back up, ladder style radiator, twin PVCu double glazed french doors and PVCu double glazed window.

Landing

Bedroom one (front) 10'11" x 11'7" (3.32 x 3.52)

PVCu double glazed window, radiator, fitted twin double wardrobes with full length mirror doors leading to integral store cupboard, additional double wardrobe with flitted full length mirror doors and USB ports.

Bedroom two (rear) 15'5" x 6'11" (4.70 x 2.10)

Twin PVCu double glazed windows, radiator, fully fitted double wardrobe with full length mirror doors and adjacent shelving.

Bedroom three (front) 7'10" x 8'10" (2.39 x 2.68)

PVCu double glazed window, radiator and fitted single twin wardrobes with sky blue doors.

Luxury bathroom (rear) 5'7" x 6'7" (1.71 x 2.01)

Full suite in white, panelled bath with chrome mixer shower, with waterfall shower head and integral bluetooth speaker, wash hand basin, vanity unit with double base doors finished in high gloss white, low flush wc with concealed cistern, extractor fan, ladder style radiator and ceramic tiling.

Outside

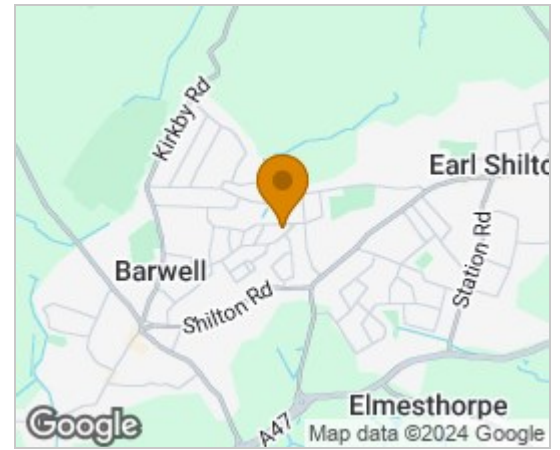
Landscaped two tiered rear garden with artificial lawn, feature decking with integral solar lights and water tap.

Low maintenance front garden with three car driveway.

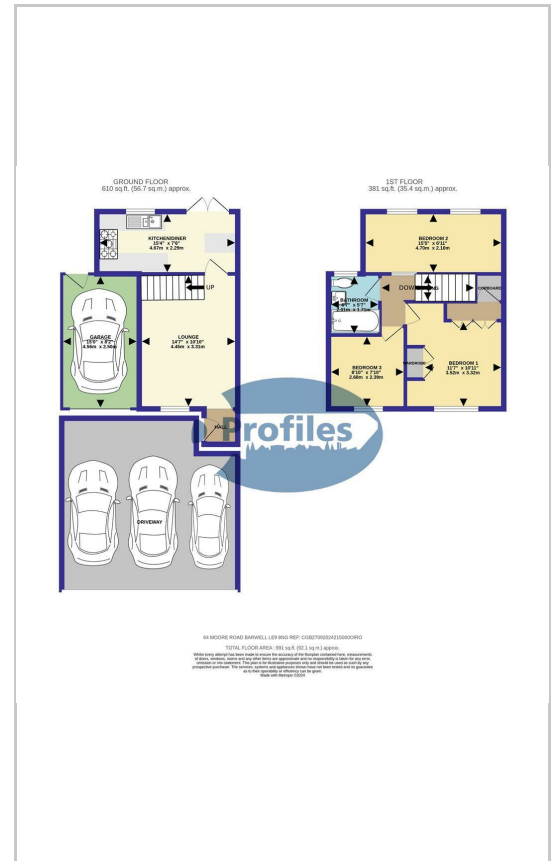
Integral garage 8'6" x 15'0" (2.60 x 4.56)

With up and over door and rear door.

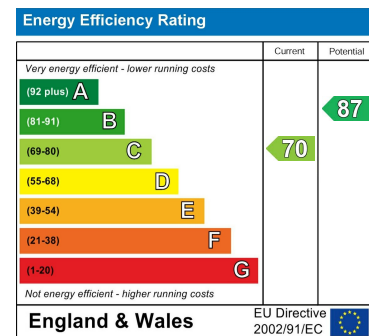
Area Map



Floor Plans



Energy Efficiency Graph



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