



35 Bardon Road

, Barwell, LE9 8FG

Offers In The Region Of £210,000



An immaculately presented traditional style three bedroomed semi detached house having the benefit of UPVC double glazing, gas central heating (combination boiler), modern fitted breakfast kitchen, luxury shower room, spacious conservatory, established rear garden some 100 feet in length, front garden with block paved driveway, MUST BE VIEWED, NO CHAIN.

The property is ideally located close to all local amenities and accessible for commuting to all major roads links such as the A5, M69, M1 and M6. MUST BE VIEWED.



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Reception Hall 4'11" x 3'0" (1.51 x 0.93)
Having laminate floor, staircase, radiator, composite glazed door.

Spacious Lounge (front) 15'1" x 14'0" (into bay) (4.61 x 4.28 (into bay))
Having electric fire, laminate floor, radiator, coving, walk in UPVC double glazed bay window, understairs cupboard.

Modern Breakfast Kitchen (rear) 12'11" x 9'1" (3.95 x 2.77)
Having stainless steel sink unit, range of base and wall units (seven base and seven wall), associated work surfaces, PVCu double glazed window, radiator, obscure PVCu double glazed door, split level ceramic hob, electric fan assisted oven and extractor hood.

Luxury Fully Tiled Shower Room (side) 8'9" x 4'11". (2.67 x 1.50.)
Having fitted corner shower cubicle with mixer shower and waterfall head, ceramic tiled floor, wash hand basin in vanity unit, low level flush wc, obscure double glazed window, chrome ladder style radiator.

Spacious Conservatory (rear) 17'7" (max) x 12'9" (max) (5.37 (max) x 3.91 (max))
Having PVCu double glazed french doors, UPVC double glazed windows, ceramic tiled floor, radiator, two wall light points, wall mounted gas fired condensing combination boiler (Glow Worm energy).

First Floor

Landing 9'10" (max) x 7'3" (max) (3.02 (max) x 2.21 (max))
Having PVCu double glazed window, roof void access.

Bedroom 1 (rear) 18'11" x 9'0" (5.78 x 2.75)
Having twin UPVC double glazed windows and radiator.

Bedroom 2 (front) 12'5" x 8'0" (3.80 x 2.45)
Having UPVC double glazed window, radiator.

Bedroom 3 (front) 10'1" (max) x 9'4" (max) (3.09 (max) x 2.85 (max))
Having UPVC double glazed window, radiator.

Outside

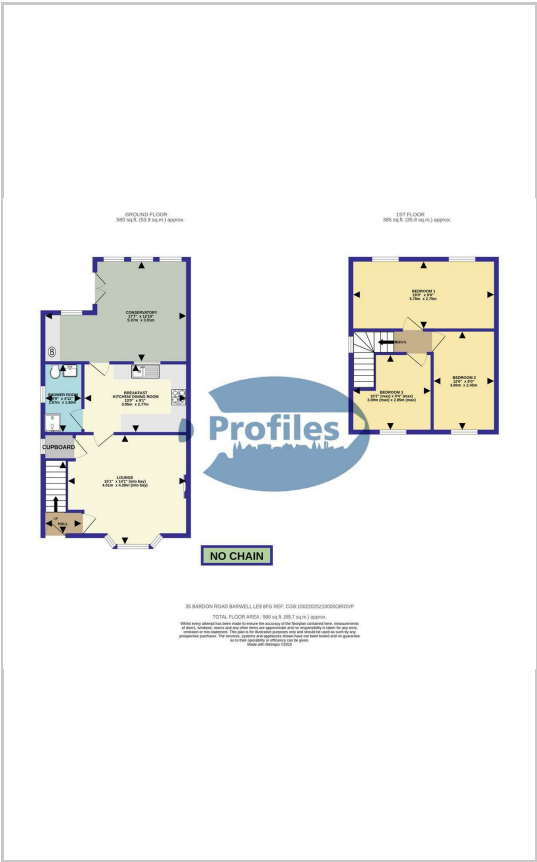
Established Picturesque Rear Garden Some 100 Feet
Having side double gates, water tap, paved patio.

Walled Front Garden with Block Paved Driveway

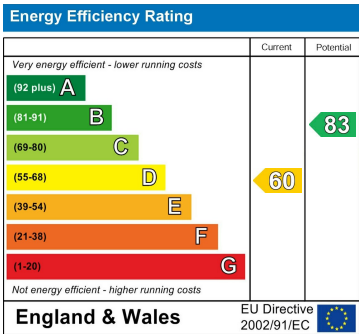
Area Map



Floor Plans



Energy Efficiency Graph



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