



29 Boston Way

, Barwell, LE9 8EP

Offers In The Region Of £245,000



A well appointed 3 bedroom semi detached house, occupying a secluded position at the head of a quiet cul-de-sac. The property has the additional benefits of gas central heating, PVCu double glazing, cavity wall insulation, gardens to front, rear and side. 4 car driveway, addition secure parking (2 cars), detached garage, modern kitchen, bathroom with shower and vacant possession.

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

MUST BE VIEWED.

NO CHAIN.



Reception hall. 12'4" x 6'0". (3.78 x 1.85.)

Ceramic tiled floor, staircase with spindled balustrade, radiator, composite double glazed door, obscure PVCu double glazed window and understairs cupboard.

Attractive lounge (front). 12'2" cx 12'2". (3.72 cx 3.71.)

Feature live gas fire, PVCu double glazed bay window and coving.

Dining room (rear). 12'2" x 12'2". (3.72 x 3.71.)

PVCu double glazed window, radiator and serving hatch.

Modern kitchen (rear). 10'7" x 8'2". (3.23 x 2.51.)

Composite sink, range of attractive base and wall units (6 base and 7 wall), associated work surfaces, plumbing for a washing machine, PVCu double glazed window, breakfast bar, obscure PVCu double glazed side door and wall mounted gas fired (Ideal Classic ff 35) boiler.

First floor landing. 9'2" (max) x 8'0". (2.81 (max) x 2.45.)

Roof void access hatch and PVCu double glazed side window.

Bedroom 1 (front). 12'0" x 10'1". (3.67 x 3.08.)

PVCu double glazed window, fitted triple wardrobe, airing cupboard, and radiator

Bedroom 2 (rear). 10'5" x 9'9". (3.18 x 2.98.)

PVCu double glazed window, radiator, and coving.

Bedroom 3 (front). 9'1" (max) x 8'1". (2.79 (max) x 2.47.)

Fitted double wardrobe, PVCu double glazed window and radiator.

Modern bathroom (rear). 7'7" x 5'6". (2.33 x 1.70.)

Suite in white, 'P Shaped' bath with a side screen, oval wash hand basin in vanity unit, PVCu double glazed window, radiator, ceramic wall tiling and extractor fan

Outside.

Attractive front garden with driveway and parking for 4 cars. Double gates leading to further secure parking. Side garden with driveway (parking for 2 cars) and lawn. Enclosed rear garden with lawn, patio and water tap.

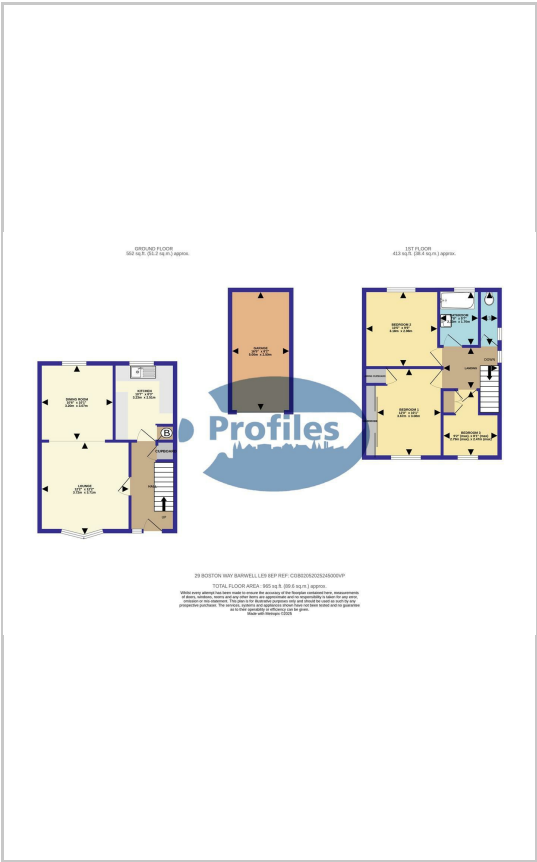
Detached garage. 16'5" x 8'2" (5.01 x 2.51)

Up and over door, light and power points.

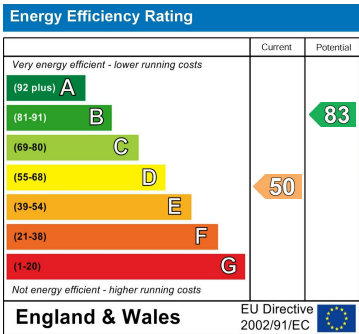
Area Map



Floor Plans



Energy Efficiency Graph



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