



96 Bardon Road

, Barwell, LE9 8FF

Offers In The Region Of £225,000



A traditional extended 3 bedroom semi detached house. The property has the additional benefits of gas fired central heating (condensing combination boiler), PVCu double glazed, conservatory, shower room, lounge, separate dining room, extended breakfast kitchen, established rear garden, detached garage and 3/4 car driveway.

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

VIEWING ESSENTIAL.
NO CHAIN.



Reception hall. 4'10" x 2'11". (1.49 x 0.91.)
Staircase to the first floor, obscure PVCu double door and radiator.

Attractive lounge (front). 15'1" x 14'9" (into bay). (4.61 x 4.52 (into bay).)
Walkin PVCu bay window, radiator, room sealed gas fire and two wall light points.

Spacious dining room (rear). 12'11" x 9'3". (3.94 x 2.84.)
Radiator, room sealed gas fire and coving.

Shower Room (side). 8'11" x 4'11". (2.73 x 1.51.)
Fitted shower cubicle with an electric shower, wash hand basin, low flush wc, radiator and obscure double glazed side window.

Extended breakfast kitchen (rear). 17'8" x 9'1". (5.40 x 2.79.)
Composite sink, range of attractive base and wall units, (7 base and 7 wall), associated work surfaces, PVCu double glazed windows, obscure PVCu double glazed door, radiator and coving.

Conservatory (rear). 10'4" x 7'8". (3.15 x 2.35.)
PVCu double glazed window, double glazed door and polycarbonate roof.

First floor landing.
Obscure PVCu double glazed window and roof void access.

Bedroom 1 (rear). 18'8" x 9'1". (5.69 x 2.79.)
PVCu double glazed window, radiators, coving, fitted wardrobes and a wall mounted fan assisted gas fired combination gas fired boiler (worcester Greenstar 24i).

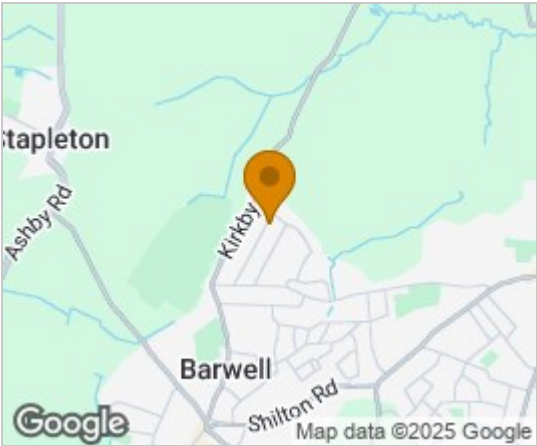
Bedroom 2 (front). 12'8" x 8'3". (3.87 x 2.53.)
PVCu double glazed window, radiator, coving, fitted triple and double wardrobes.

Bedroom 3 (front). 9'8" x 8'7" (min). (2.96 x 2.63 (min).)
PVCu double glazed window, radiator and fitted double wardrobe.

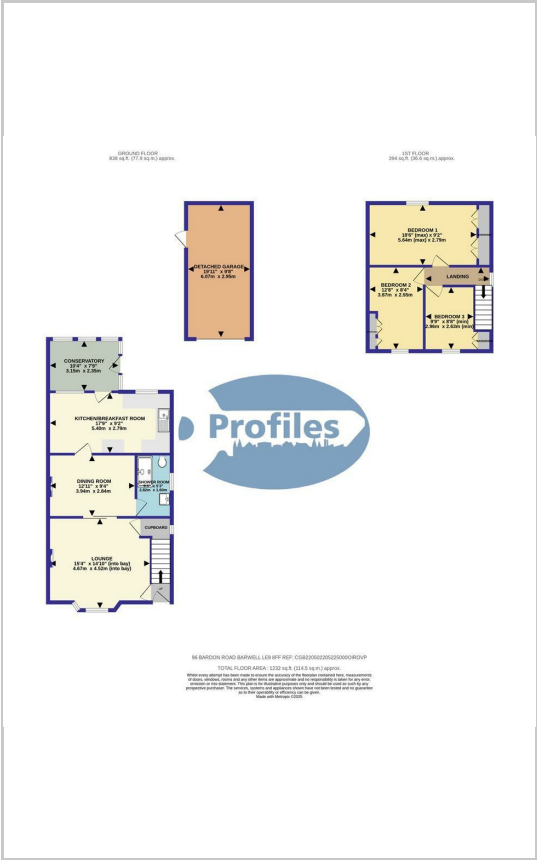
Outside.
Low maintenance front garden with wrought iron railings.
Driveway with parking for 3 to 4 cars.
Established rear garden some 90' in length with paved patio and lawn.

Detached garage. 19'10" x 9'8" (6.07 x 2.95)
With up and over door.

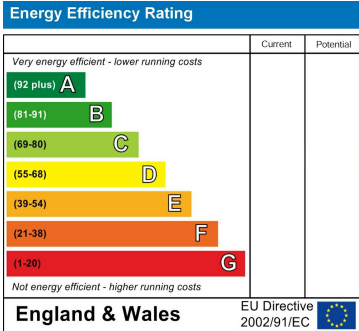
Area Map



Floor Plans



Energy Efficiency Graph



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