



5 Ashleigh Gardens

, Barwell, LE9 8LE

Offers In The Region Of £375,000



A tastefully decorated show house standard four double bed roomed, two bath roomed, family detached house in cul-de-sac position, attractive through lounge, secluded picturesque enclosed rear garden with separate garden room/office. Three car driveway, tandem garage. Cavity wall insulation, UPVC double glazing, gas fired central heating (condensing regular boiler-Worcester R18), security lighting and alarm system.

The property is ideally located close to all local amenities including local shops, schools and regular transport services. The property is within commuting distance of all major roads links such as the A5, M69, M1 and M6. VIEWING ESSENTIAL



Canopy Porch

Reception hall 7'0" x 4'6" (2.13 x 1.38)

Radiator, smoke detector and wood effect flooring.

Guest cloakroom 7'2" x 4'10" (2.18 x 1.48)

Suite in white comprising of wash hand basin in vanity unit, low flush w.c, central heating radiator, ceramic wall tiling, tiled floor and extractor fan.

Spacious Through Lounge 20'11" x 11'2" (6.37 x 3.41)

Feature live open gas fire in attractive surround and raised tiled hearth, radiator, PVCu double glazed bay window, PVCu double glazed French doors to rear and adjacent PVCu double glazed window and wood effect flooring, coving.

Spacious Breakfast Kitchen 15'5" max x 10'7" max (4.72 max x 3.25 max)

Stainless steel sink unit, range of base and wall units comprising seven base units and eight wall units, bevel edged work surfaces, ducted extractor hood, ornamental beams to ceiling, fitted dishwasher, double central heating radiator, twin PVCu double glazed windows.

Utility Room (rear) 7'1" x 5'5" (2.15 x 1.64)

Obscure PVCu double glazed door, PVCu double glazed window, stainless steel sink unit, associated bevel edged work surfaces, one base unit, two wall units, plumbing for washing machine and wall mounted fan assisted gas fired condensing Worcester GreenStar R18 regular boiler.

Dining Room (rear) 10'7" x 9'2" (3.23 x 2.80)

PVCu double glazed french doors.

First floor landing 12'7" max x 6'5" max (3.86 max x 1.98 max)

Airing cupboard and roof void access,

Bedroom 1 (front) with En-Suite Shower 14'7" max x 12'0" max (4.45 max x 3.68 max)

PVCu double glazed window, central heating radiator, power points.

En-suite Shower (front) 5'0" x 4'7" (1.52 x 1.40)

PVC wall and ceiling cladding with downlights, corner shower cubicle with chrome mixer shower and twin curved doors, pedestal wash hand basin and tiled effect flooring.

Bedroom 2 (front) 12'2" x 10'11" (3.72 x 3.34)

PVCu double glazed window, double central heating radiator and coving.

Bedroom 3 (rear) 10'0" max x 9'1" max (3.06 max x 2.77 max)

PVCu double glazed window, double wardrobe with mirrored doors, fitted dressing table and radiator.

Bedroom 4 (rear) 8'7" x 8'2" (2.61 x 2.50)

PVCu double glazed window, radiator and wood effect floor.

Luxury Bathroom (rear) 9'11" max x 5'7" max (3.03 max x 1.71 max)

Full suite in white comprising panelled bath, pedestal wash hand basin, low flush w.c, fitted corner shower cubicle with chrome mixer shower and twin curved doors, ceramic tiled floor, down lights to ceiling, chrome ladder style radiator and obscure window..

Outside

Low maintenance front garden with parking for three cars.

Secluded picturesque enclosed rear garden with lawn, gated rear access, patio, mature shrubs and bushes.

Double tandem garage 34'5" x 8'6" (10.5 x 2.6)

Electric up and over door, fitted shelving and side door.

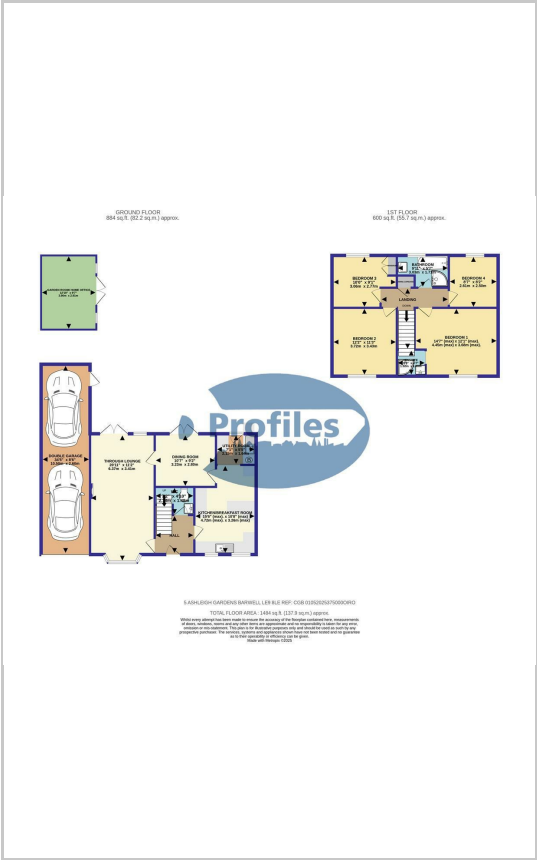
Garden Room/Office 12'9" x 9'6" (3.90 x 2.92)

Separate side access leading to Garden/Office with twin PVCu double glazed doors, adjacent PVCu double glazed windows, power, light and insulated.

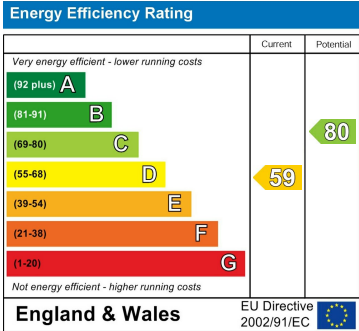
Area Map



Floor Plans



Energy Efficiency Graph



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