



11 Chesterfield Way

, Barwell, LE9 8BH

Offers In The Region Of £310,000



A tastefully decorated 4 bedroom family detached house. The property has been maintained to a high standard throughout and offers spacious open plan living to the ground floor with a luxury fitted breakfast kitchen and spacious through lounge/dining room, modern shower room, garage with integral utility areas, lawned rear garden with projecting canopy and decking area, attractive front garden with block paved driveway.

Additional benefits of gas central heating (condensing combination boiler) and PVCu double glazed window.

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

MUST BE VIEWED.



Fully enclosed porch. 4'10" x 3'0". (1.48m x 0.93m.)
Obscure Double glazed side window and composite front door.

Attractive through lounge/dining room. 22'7" x 14'5" max. (6.89m x 4.40m max.)
PVCu double glazed front window, rear PVCu double glazed patio doors, wall niche, staircase to the first floor, radiators and laminate floor.

Luxury fitted breakfast kitchen (rear). 11'5" x 9'4". (3.49m x 2.85m.)
Feature composite sink, range of attractive base and walls units (6 base inclusive of pan drawers, tall cupboard and 4 wall units) finished in high gloss grey, associated work surfaces, integrated breakfast bar, split level 5 burner gas hob, double electric fan assisted oven, extractor hood, fitted dishwasher, plumbing for washing machine, downlights to the ceiling and laminate floor.

First floor landing. 15'1" (max) x 3'6"j (min). (4.60m (max) x 1.07mj (min).)
Fitted linen cupboard with a wall mounted gas fired condensing Worcester Combination boiler.

Bedroom 1. 12'1" x 11'3". (3.70m x 3.45m.)
PVCu double glazed window, double wardrobe recess and radiator.

Bedroom 2 (front). 12'10" x 7'10" (min) (3.92m x 2.41m (min))
PVCu double glazed window, radiator and fitted double wardrobe.

Bedroom 3 (rear). 10'5" x 7'1" (3.19m x 2.16m)
PVCu double glazed window and radiator

Bedroom 4 (rear). 7'5" x 5'7". (2.27 x 1.72.)
PVCu double glazed window and radiator.

Modern luxury shower room (rear). 7'10" x 5'7". (2.39 x 1.72.)
Suite in white, fitted corner shower cubicle with chrome mixer shower with rainfall head, wash hand basin in vanity with base drawers finish in high gloss, low flush wc, ladder style radiator, coving and obscure PVCu double glazed window.

Outside.
Block paved driveway and side gated access.

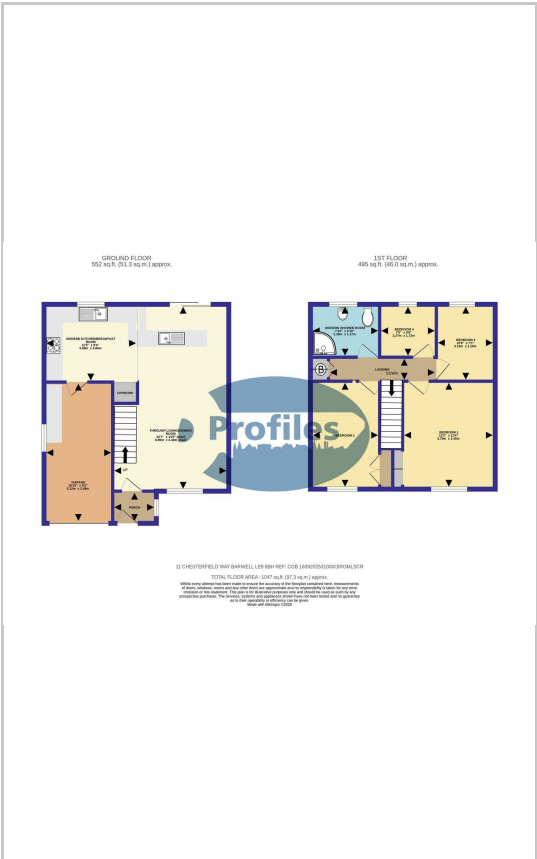
Enclosed rear garden, with projecting canopy (3.78 x 3.08), decking and established lawn,

Integral garage. 16'9" x 8'2". (5.12 x 2.49.)
Up and over door, obscure PVCu double glazed side window, plumbing for a washing machine, integral utility area with plumbing for a washing machine and interior door leading to the kitchen.

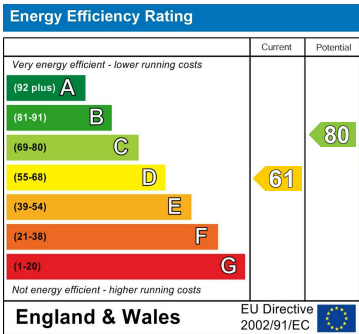
Area Map



Floor Plans



Energy Efficiency Graph



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