



9 Wensleydale Avenue

, Barwell, LE9 8EJ

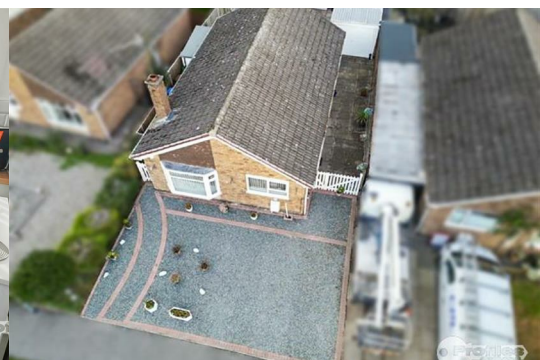
Offers In The Region Of £299,950



A stunning immaculately presented show bungalow. The property has the additional benefits of gas central heating (a new condensing combination boiler, which is still under guarantee), PVCu double glazing (18 months old), cavity wall insulation, PVCu fascia and soffit boards, luxurious fully fitted modern breakfast kitchen, with fridge freezer, dishwasher, washing machine included. Modern shower, landscape rear garden, driveway and double gates leading to secure parking, intruder alarm etc.

This bungalow is ideally located, close to local amenities and accessible for commuting to all major road links such as M42, M69, M1, M6 & A5.

Must be viewed.



Recessed Porch 4'1" x 1'6". (1.26 x 0.48.)
Outside light point.

Hall 11'9" x 5'3" (3.58 x 1.61)
PVCu double glazed door, adjacent PVCu double glazed side window, laminate floor, roof void access leading to partially boarded roof void via retractable aluminium ladder

Bedroom 1 (rear) 11'4" x 11'10". (3.47 x 3.62.)
PVCu double glazed window, range of fitted luxury wardrobes and bed base units, coving and radiator.

Bedroom 2 (rear) 11'5" x 8'11" (3.47 x 2.71)
PVCu double double glazed french doors, radiator and coving.

Modern Shower (side) (fully tiled) 8'0" x 8'5" (2.44 x 2.59)
Full suite in white, comprising of a walkin infinitely shower, oval wash hand basin with range of base doors finished in high gloss white, low flush wc, chrome ladder style radiator, fitted linen cupboard, laminate floor and obscure PVCu double glazed side window.

Luxury Fully Fitted Modern Breakfast Kitchen (side 14'2" x 8'6" (4.34 x 2.61)
Feature sink, range of attractive base and wall units finish in matt white (12 base and 7 wall), associated work surfaces, radiator, obscure PVCu double glazed window, a wall mounted fan assisted gas fired condensing combination boiler (Worcester Green star 400). ceramic wall tiling, split level ceramic hob, electric fan assisted oven, extractor fan, fitted dishwasher, fitted washing machine, fitted freezer and fridge.

Attractive Lounge/Dining Room (front) 17'2" x 11'11" (5.23 x 3.62)
PVCu double glazed bay window, feature fireplace with raised hearth, laminate floor and radiator.

Outside
Enclosed Easterly facing landscaped rear garden with established lawn and paved patio.
Low maintenance front garden with driveway. Double gates leading to secure parking.

Detached Garage. 17'9" x 8'11" (5.42 x 2.73)
With up and over door, side obscure double glazed side door. window with light and power.

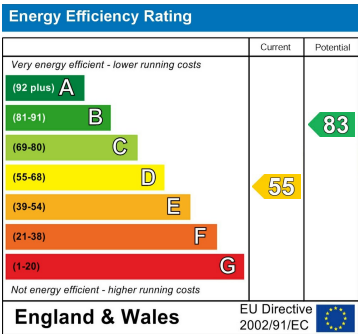
Area Map



Floor Plans



Energy Efficiency Graph



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