



# 15 Farm Road

, Barwell, LE9 8LG

Offers In The Region Of £190,000



A modern tastefully decorated, well appointed, 2 bedroom semi detached house situated in popular cul de sac location. The property has the additional benefits of gas central heating (condensing combination), PVCu double glazed, very newly fitted kitchen with dining room, luxury shower room, larger than average garage and 2 car driveway and further secure parking. Also, includes newly added fascia and guttering.

The property is ideally located close to local amenities, whilst being accessible for commuting to all major road links, such as the A5, M69, M1 and M6

MUST BE VIEWED.

NO CHAIN.



**Spacious Lounge (front) 12'2" x 12'1" (3.70 x 3.69)**  
PVCu double glazed window, radiator and staircase to first floor.

**Modern breakfast kitchen/dining room (rear). 12'2" x 8'2" (3.70 x 2.48)**  
Stainless steel sink, range of base and wall units, inclusive of pan drawers, associated work surfaces, split level induction hob, electric fan assisted oven, extractor, plumbing for washing machine, ladder style radiator, tiled floor, ceramic wall tiling and coving.

**Landing 9'6" x 6'0" (2.90 x 1.83)**  
Linen cupboard with gas fired condensing combination boiler (Glow Worm Flexicom 30CX), roof void access and PVCu double glazed side window.

**Bedroom 1 (front) 10'2"(max) x 9'2"(min) (3.10(max) x 2.79(min))**  
PVCu double glazed windows, radiator, fitted cupboard and double wardrobe.

**Bedroom 2 (rear) 8'9"(min) x 6'0" (2.67(min) x 1.82)**  
PVCu double glazed window, fitted double wardrobe and radiator.

**Modern luxury shower room (rear) 5'10" x 5'6" (1.78 x 1.68)**  
PVCu obscure double glazed window, fitted shower cubicle with chrome mixer shower, wash hand basin vanity unit, low flush wc with concealed cistern, ceramic wall tiling, polished ceramic tiled floor and ladders styled radiator.

**Outside**  
Enclosed rear garden, astro turf, decking and water tap.

**Rear canopy 13'7" x 10'5" (4.14 x 3.17)**

**Garage (larger than average) 18'1" x 9'4" (5.52 x 2.85)**  
Up and over door and side door.

**Outside.**  
Front garden with two car driveway.

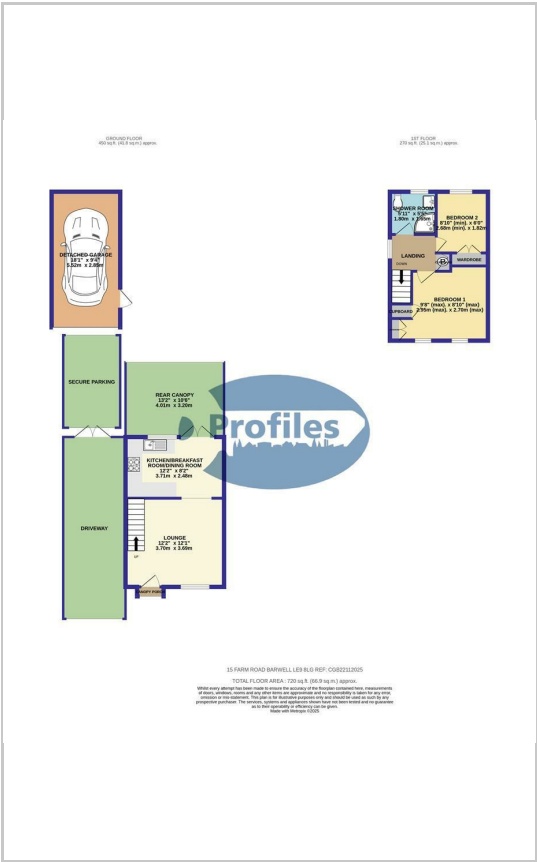
Double gates leading to an additional secure car parking space.

Enclosed rear garden with artificial lawn, decking, and gated access.

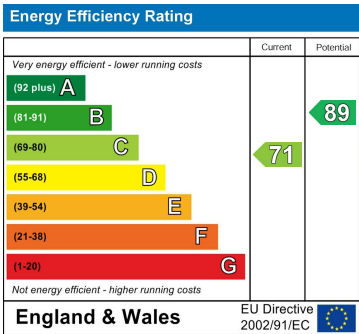
Area Map



Floor Plans



Energy Efficiency Graph



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