



## 115 Charnwood Road

Barwell, Leicester, LE9 8FL

Offers In The Region Of £257,000



A deceptively spacious, well appointed family detached house. The property has the additional benefits of gas central heating (condensing regular boiler, fitted 2023), PVCu double glazed window, conservatory, attractive lounge, dining room, modern kitchen, bathroom with mixer shower, enclosed rear garden, front garden, cavity wall insulation and 3 car driveway.

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

**VIEWING ESSENTIAL.**



## Canopy porch. 3'3" x 2'7". (1.01 x 0.79.)

## Reception hall. 4'9" x 4'0". (1.46 x 1.24.)

Composite double glazed window, coving, radiator and smoke alarm.

## Spacious lounge (front). 15'4" (max) x 12'0" (max). (4.68 (max) x 3.67 (max).)

Room sealed gas fire in an attractive surround with a raised marble hearth, PVCu bay window, 3 wall light points, radiator, coving and dado rail.

## Dining room (rear). 11'9" x 8'0". (3.60 x 2.45.)

PVCu double glazed patio doors, radiator, understairs cupboard and coving.

## Modern kitchen (rear). 12'0" x 7'0". (3.66 x 2.15.)

Stainless steel sink unit, range of attractive base and wall units (6 base and 6 wall), associated work surfacers, PVCu double glazed window, laminate floor, coving, ceramic wall tiling, and a wall mounted gas fired condensing regular boiler ( IdealHeat H18).

## Conservatory (rear). 10'10" x 7'3". (3.32 x 2.22.)

PVCu double glazed windows, PVCu double glazed french doors, laminate floor and radiator.

## First floor landing. 11'6" (max) x 8'11" (max). (3.52 (max) x 2.74 (max).)

Airing cupboard, roof void acces hatch and coving.

## Bedroom 1 (front). 11'6" (max) x 8'11" (max). (3.52 (max) x 2.74 (max).)

Twin PVCu double glazed windows, radiator and coving.

## Bedroom 2 (rear). 10'10" x 8'9". (3.31 x 2.67.)

PVCu double glazed window, radiator and coving.

## Bedroom 3 (rear). 10'10" x 6'2". (3.31 x 1.90.)

PVCu double glazed window, radiator and coving.

## Modern bathroom (side). 7'3" x 5'6". (2.21 x 1.69.)

Full suite in white, panel bath with mixer shower, wash hand basin, low flush wc, radiator, obscure PVCu double glazed window and coving.

## Outside.

Front garden with 2 car driveway and double gates leading to secure parking.

Enclosed rear garden, established lawn, paved patio and water tap.

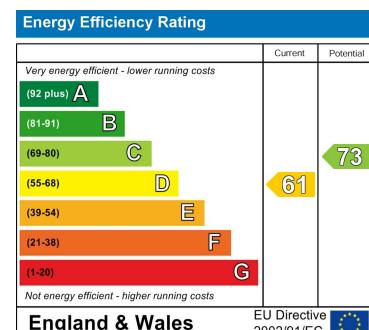
## Area Map



## Floor Plans



## Energy Efficiency Graph



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