



**wards**  
Residential

**25 Peckleton Green, Barwell, Leicester, LE9 8LD**  
**£190,000**

Freehold

Modernised throughout, this property is situated in a residential location and has easy access to local schools, shops and amenities. The accommodation comprises of the following: Open plan Lounge Kitchen/Diner. First Floor - Master Bedroom, newly fitted Bathroom with walk in shower and additional bedroom/study. Outside - Sizeable driveway and rear garden. Additionally this property benefits from having both double glazing and gas fired central heating.

## Lounge

**5.3 x 4.48 Metres**

Bright and spacious living/dining area with herringbone effect laminate flooring, UPVC window to the front elevation and double glazed French doors opening onto the private external garden with feature archway to the Kitchen and central heating radiator.

## Kitchen

**3.34 x 2.06 Metres**

Beautifully fitted kitchen with deep emerald, green shaker style base units with marble effect worktop. Fitted with an electric hob and single oven with extractor hood above. 1.5 bowl black composite sink and drainer with black heated towel rail. UPVC double glazed window overlooking the garden and continuing the herringbone effect laminate flooring.



## Landing

With airing/storage cupboard and access to the first-floor rooms

## Bathroom

**2.67 x 2.06 Metres**

UPVC double glazed window to the side elevation and modern suite comprising walk in shower cubicle with power shower, vanity wash handbasin and low level WC. Panelled around wet areas, with heated towel rail and vinyl flooring.

## Bedroom 1

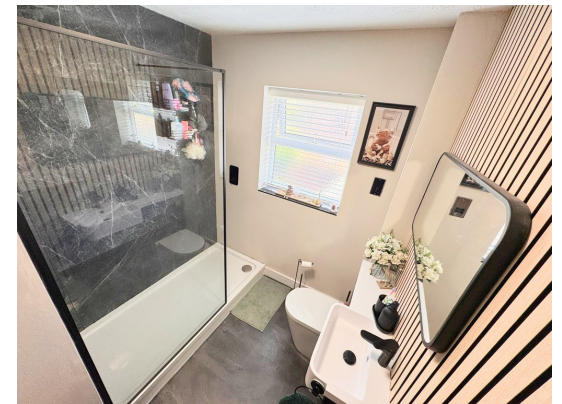
**3.24 x 2.67 Metres**

Double bedroom with UPVC double glazed window to the front elevation with internal oak door, carpeted flooring and central heating radiator.

## Study/Bedroom 2

**2.35 x 1.81 Metres**

Currently used as a dressing room with potential for an extra bedroom. UPVC double glazed window to the front elevation with internal oak door, carpeted flooring and central heating radiator.





## Outside

The property is set back from the road with a stoned driveway providing ample parking and low maintenance front garden. To the rear is a good-sized, enclosed garden with side mainly laid to AstroTurf with established beds and a block-paved patio. All enclosed by contemporary timber fencing.



**Council Tax Band - A**

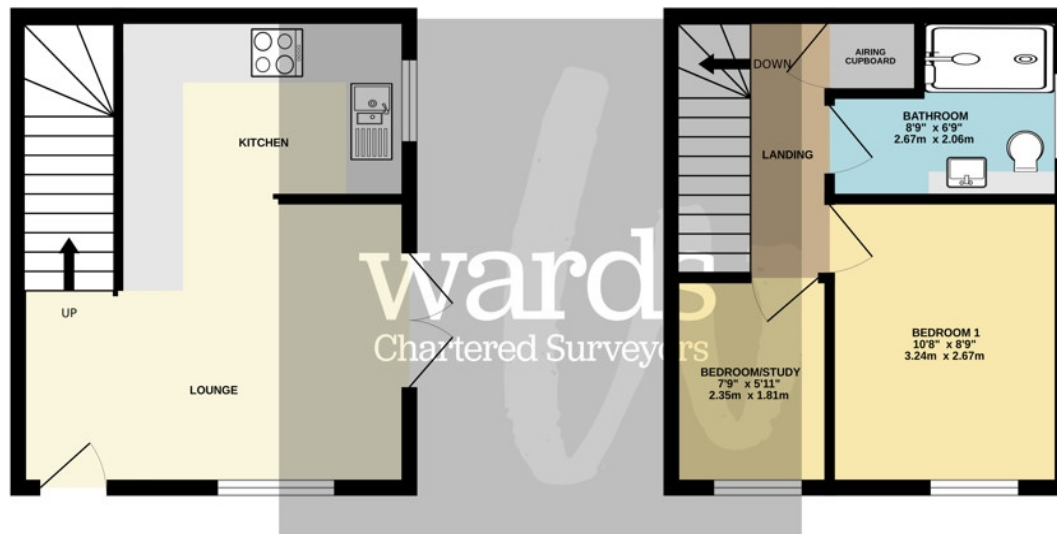
**EPC Rating - C (77)**

**Call 01455 251771 to make an appointment to  
view this property**



GROUND FLOOR  
255 sq.ft. (23.7 sq.m.) approx.

1ST FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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