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## 20 HARVEY CLOSE, BARWELL, LE9 8JZ

**OFFERS OVER £190,000**

Stylish 2006 Barratt built semi detached house. Popular and convenient cul de sac location within walking distance of the village centre, local schools, open countryside and with good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, wooden flooring, alarm system, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC SUDG soffits and fascias. Offers canopy porch, entrance hall, fitted kitchen and lounge dining room. 2 double bedrooms (main with en suite shower room) and bathroom. Driveway to side. Front and enclosed sunny rear garden. Viewing recommended. Carpets and shed included



## TENURE

Council Tax Band C

## ACCOMMODATION

Canopy porch to composite door to

## ENTRANCE HALLWAY

With wood effect laminate flooring which runs through the whole downstairs of the property, wall mounted intruder alarm key pad, wired in smoke alarm, door to

## DOWNSTAIRS WC

5'8" x 2'9" (1.73 x 0.85)

With tiled flooring, low level WC, corner pedestal wash hand basin with chrome taps, tiled splashback, extractor fan, single panel radiator, door to useful storage cupboard with shelving and coat hooks.

## KITCHEN

9'11" x 6'2" (3.04 x 1.88)

With tiled flooring, a range of floor standing kitchen cupboard units with brushed chrome handles, granite effect working surfaces, stainless steel drainer sink with chrome mixer tap, built in Whirlpool oven, four ring gas hob and extractor above. Further matching rang of wall cupboard units one housing the Glow worm boiler for domestic hot water and gas central heating, tiled splashbacks, recess and plumbing for washing machine, recess for fridge freezer.



## DINING LOUNGE

17'3" x 12'8" (5.27 x 3.87)

With two double panel radiators, TV aerial point, UPVC SUDG doors to rear garden, feature fireplace with timber mantle and tile effect hearth with feature electric fire.



## FIRST FLOOR LANDING

With wired in smoke alarm, loft access with ladder and the loft is partially boarded.

## BEDROOM ONE TO FRONT

9'11" x 9'1" (3.03 x 2.77)

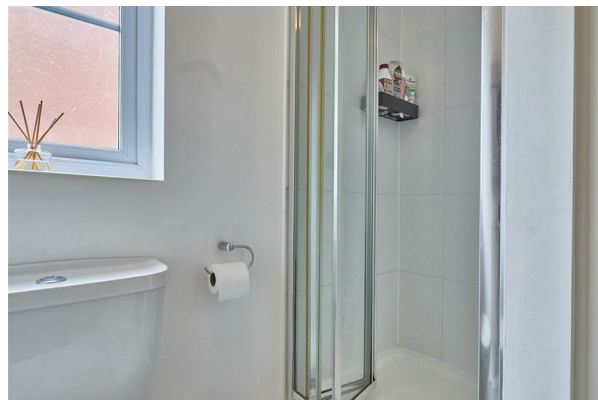
With wood effect laminate flooring, single panel radiator, door to a storage cupboard housing the immersion tank



### ENSUITE SHOWER ROOM

6'2" x 5'9" (1.88 x 1.76)

With tiled flooring, low level WC, vanity wash hand basin with storage beneath, chrome taps above, tiled splashbacks, shaver point, single panel radiator, shower enclosure with bar shower.



### BEDROOM TWO TO FRONT

12'8" x 8'4" (3.87 x 2.56)

With wood effect laminate wood flooring, radiator



### FAMILY BATHROOM

6'2" x 6'3" (1.89 x 1.91)

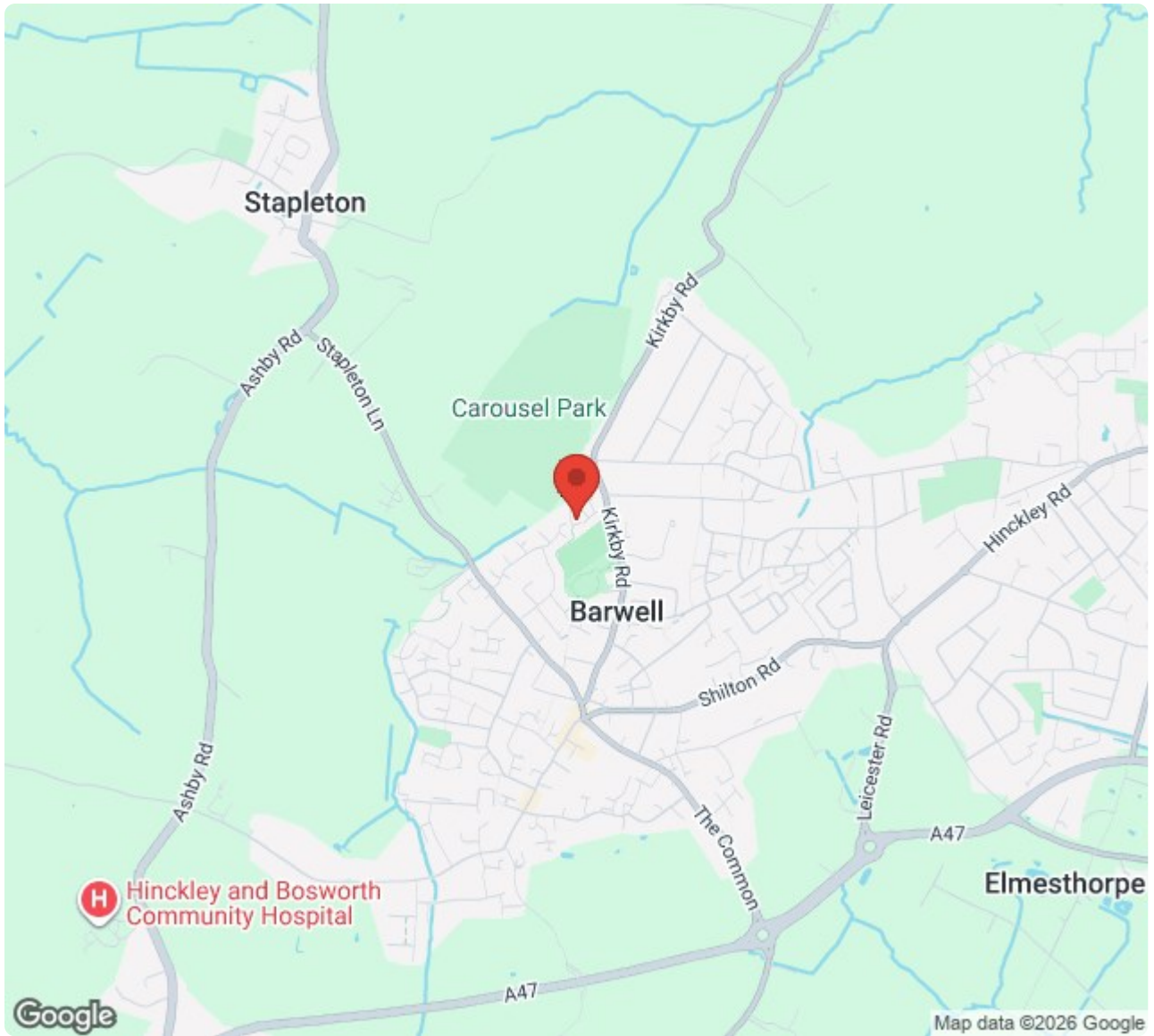
With tiled flooring, panelled bath with chrome taps, low level WC, vanity wash hand basin storage beneath, chrome taps above, extractor fan, shaver point.



### OUTSIDE

Outside the property to front is a concrete slab path leading to the front door, the front garden is laid to lawn, a low level pedestrian gate to a parking space. The front garden is surrounded by hedging and an area of decorative stone. Outside the property to rear is a concrete slab and decorative stone patio beyond which the garden is predominately laid to lawn fenced and enclosed with a timber shed. Outside tap at the front of the property.

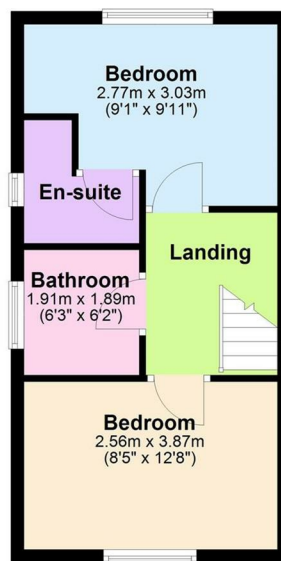




**Ground Floor**



**First Floor**



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |