



125 Kirkby Road, Leicester, LE9 8FR
£195,000



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RH Homes and Property are very pleased to bring to market this fully and recently renovated/modernised two bedroom terraced villa with parking and briefly comprising; Bay Windowed Lounge, Sitting Room, Kitchen, Useful Cellar, Landing, Two Double Bedrooms, and Upstairs Bathroom. The home is set in the village of Barwell not far from nearby amenities and park with traditional sized front and rear gardens, gas fired central heating, and UPVC double glazing throughout.

Council Tax - A

Lounge

14'1" into bay x 12'2" (4.30 into bay x 3.73)
With UPVC door and UPVC double glazed bay window to the front elevation, with wood laminate flooring, and radiator.

Sitting Room

12'2" x 11'10" (3.72 x 3.63)
There is a Lobby area between the Lounge & Sitting Room with a doorway down to the cellar. The sitting room has a UPVC double glazed bay window to the rear elevation, wood laminate flooring, and radiator.

Kitchen

11'8" x 6'6" (3.56 x 2.00)
Being recently refitted with a good range of contemporary wall and base level units with working surfaces over and upstands, an inset one and a half composite sink and drainer, four ring induction hob with hood over and oven under, plumbing for washing machine, laminate wood flooring, Vaillant combination boiler house in matching cupboard, radiator, and UPVC double glazed window and UPVC door to the side.

Landing

Radiator, and loft access hatch.

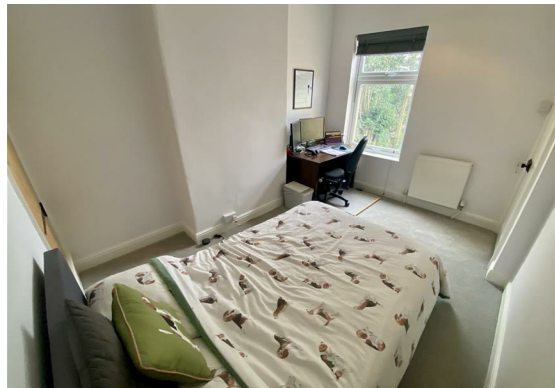
Bedroom One

12'2" x 12'2" (3.73 x 3.73)
UPVC double glazed window to the front elevation, and radiator.

Bedroom Two

12'0" x 9'2" (3.68 x 2.80)
UPVC double glazed window to the rear elevation, a built in store cupboard/wardrobe, and radiator.





Shower Room

11'8" x 7'1" (3.56 x 2.16)

Having a recently refitted three piece suite comprising a low level WC, wash hand basin, and a walk in double tray thermostatic rainfall shower with tiled surround and flooring, heated matte towel rail, extractor, and UPVC double glazed window to the rear elevation.

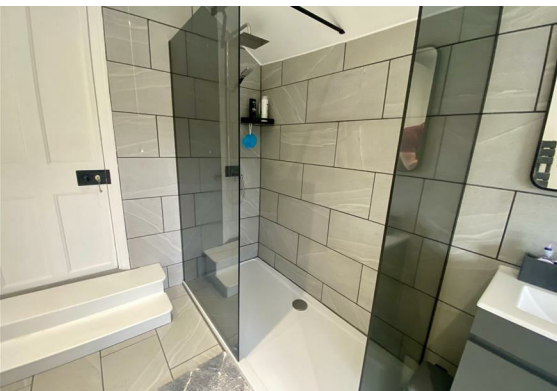
Outside

The house is set back from the road with a good sized frontage. There is a paved walkway, next to the concrete hardstanding area.

There is a yard area to the rear leading onto the lawned main garden with slabbed seating area and storage unit at the foot of the garden, which backs onto a green area to the rear.

Cellar

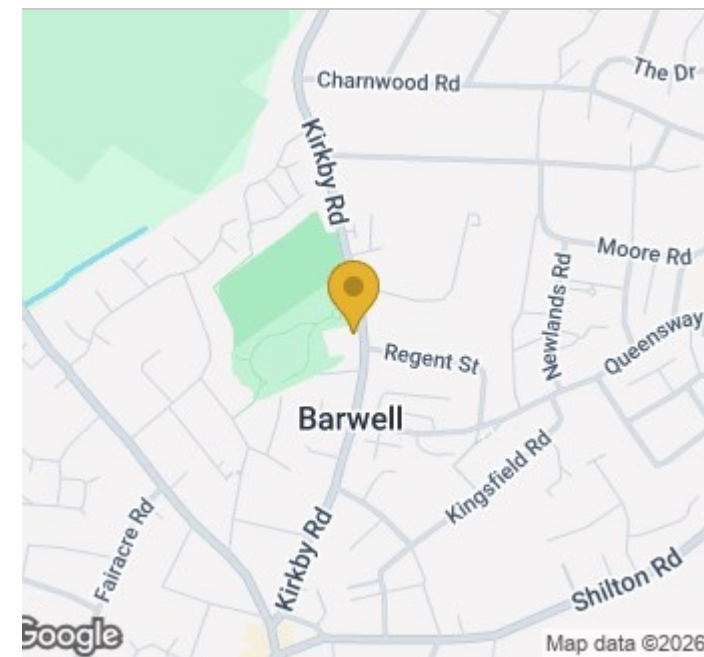
There is a useful cellar and store area with power and lighting.



Kirkby Road, Barwell, LE9 8FR

Total Area: 93.3 m² ... 1005 ft²

All measurements are approximate
and for display purposes only



Leaving Hinckley along the A47 Leicester Road towards Earl Shilton & Leicester, at the roundabout just after the Leicester Road sports ground, take the second left turning onto The Common. Which proceeds into Chapel Street, at the mini roundabout at the top bear right onto Stapleton lane, and take an immediate right turn onto Kirkby Road, where the property is situated a short way along on the left hand side easily identified by the RH Homes And Property Residential for sale board.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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