



23 Co-Op Close, Barwell, LE9 8GD
£222,500 Freehold

Co-Op Close, Barwell

3 Bedrooms, 1 Bathroom

Asking Price Of £222,500

- NO ONWARD CHAIN AND VIEWING ADVISED
- WALKING DISTANCE TO THE TOWN AND AMENITIES
- CUL DE SAC LOCATION
- GOOD SIZED LOUNGE WITH DOUBLE DOORS TO THE GARDEN
- MODERN KITCHEN DINER

NO CHAIN - END TERRACED HOUSE IN CUL DE SAC LOCATION - An ideal opportunity to purchase these three bedroomed ends terraced house ideally located in a cul de sac position and within easy walking distance of local amenities, schools and shops.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Built by marble homes in 2018 this modern accommodation briefly comprises of an entrance hallway, lounge / diner, kitchen, cloakroom WC, three bedrooms and a bathroom. The property also benefits from double glazing, gas central heating, two allocated parking spaces with an EV charging point and a rear garden with side access. For viewings call Martin & Co 01455 636349

ENTRANCE HALLWAY 16' 3" x 6' 4" (4.97m x 1.94m)
A composite double glazed front door leads to the entrance hallway, stairs to first floor landing, understairs storage cupboard, laminate wood flooring, radiator.

MODERN KITCHEN DINER (FRONT) 13' 0" x 8' 1" (3.97m x 2.48m) Modern fitted kitchen with a matching range of base wall and drawer units with work surface above and inset sink unit with mixer tap, built in electric oven with five burner gas hob and extractor hood above, space and plumbing for washing machine, ceiling spotlights, radiator, double glazed window to

front.

GUEST CLOAKROOM 7' 4" x 3' 0" (2.26m x 0.93m)
Low flush WC, wash hand basin with mixer tap and vanity cupboard below, laminate wood flooring, inset ceiling spotlights.

LOUNGE DINING ROOM 14' 11" x 13' 1" (4.55m x 4.01m) Double glazed French doors and windows to rear garden, laminate wood flooring, radiator.

LANDING Access to roof space, radiator

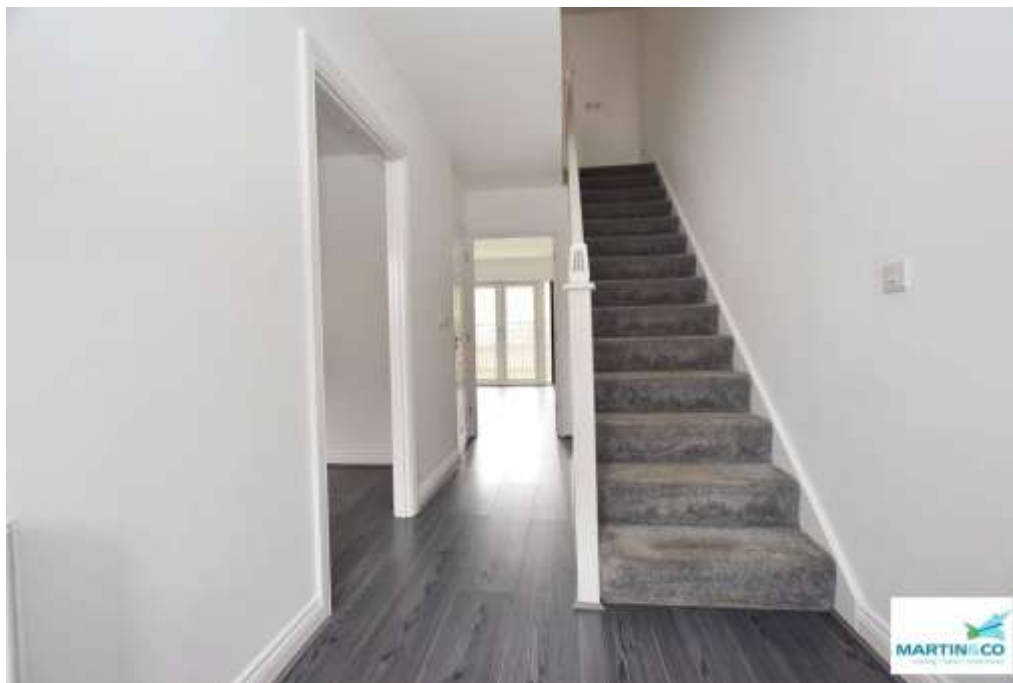
BEDROOM ONE 14' 7" x 12' 1" (4.46m x 3.69m)
Double glazed window to front, radiator.

BEDROOM TWO 12' 5" x 7' 9" (3.81m x 2.38m)
Double glazed window to rear, radiator.

BEDROOM THREE 8' 9" x 6' 7" (2.69m x 2.03m)
Double glazed window to rear, radiator.

BATHROOM 8' 0" x 5' 1" (2.45m x 1.56m) Modern suite comprising panelled bath with mixer tap, mains mixer unit with shower over attachment, glazed shower screen, pedestal wash hand basin with mixer tap, low flush WC, heated hand towel rail, ceramic tiled walls and flooring, inset ceiling spot lights.

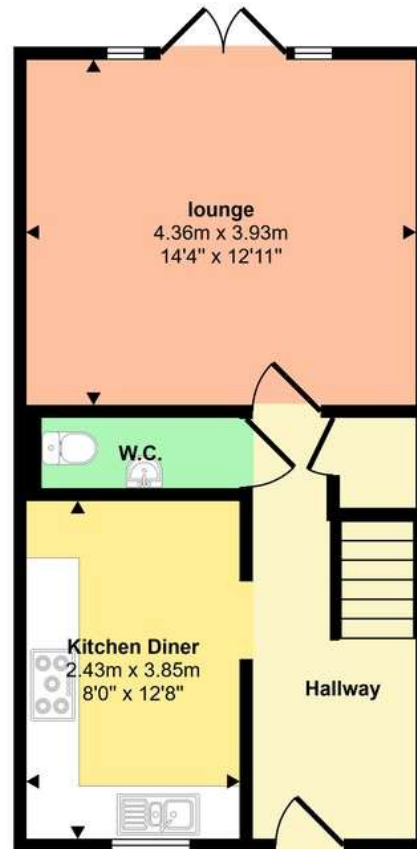
OUTSIDE Two the front there are two allocated parking spaces with an EV charging point and side access which leads down to the side gate to the rear garden. The fence enclosed rear garden has a paved patio area, artificial lawned area and decking area.



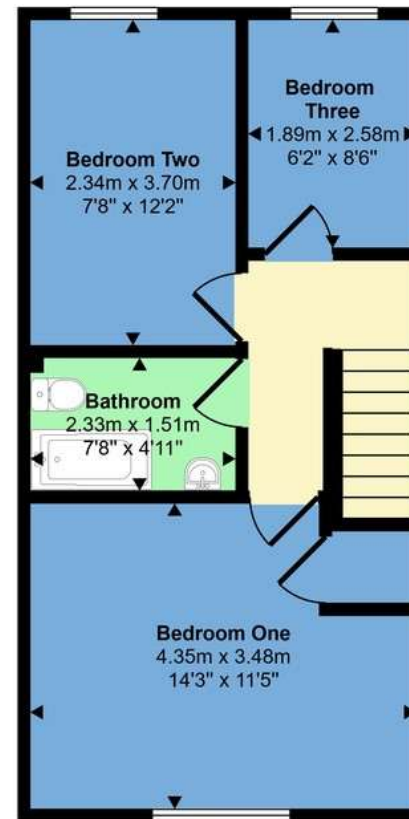




Approx Gross Internal Area
78 sq m / 842 sq ft



Ground Floor
Approx 39 sq m / 420 sq ft



First Floor
Approx 39 sq m / 422 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Meta Survey 360.

Martin & Co Hinckley

99-109 Castle Street • • Hinckley • LE10 1DA

T: 01455 636349 • E: hinckley@martinco.com

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

MARTIN&CO

