



31 Mayfield Way

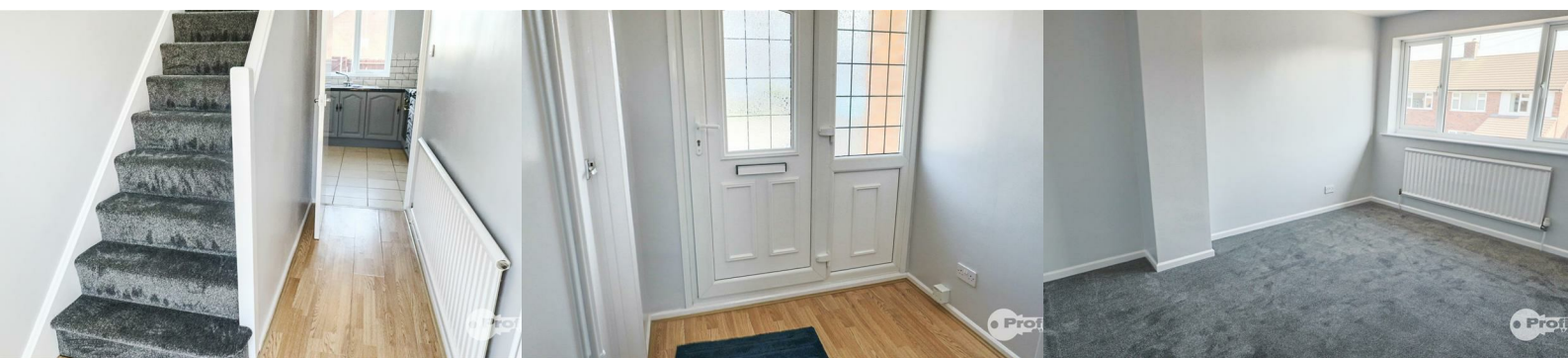
Barwell, Leicester, LE9 8BL

£1,100 Per Month



An immaculately presented, three bedroom semi detached house ideally located and having the benefit of gas central heating (condensing combination boiler), PVCu double glazed, attractive lounge, dining room, fitted kitchen, bathroom with shower, enclosed well maintained rear garden and double width driveway.

Ideally located to all local amenities and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.



Recessed porch. 5'2" x 2'0". (1.60 x 0.61.)

Reception hall. 12'5" x 6'1". (3.81 x 1.86.)

Obscure PVCu double glazed door, adjacent PVCu double glazed window, laminate floor, radiator and smoke alarm.

Spacious lounge (front). 13'4" x 11'8". (4.08 x 3.58.)

PVCu double glazed window, radiator, electric fire in a rustic brick surround with a raised quarry tiled hearth and radiator.

Dining room (rear). 10'0" x 9'5" (3.05 x 2.89)

PVCu double glazed window and radiator.

Modern kitchen (rear). 10'2" x 8'3". (3.10 x 2.54.)

Stainless steel sink, range of attractive base and wall units (4 base and 3 wall), associated work surfaces, split level electric hob, electric (fan assisted) oven, extractor hood, plumbing for a washing machine, fitted cupboard, PVCu double glazed window, obscure PVCu double glazed side door and ceramic tiling.

First floor landing. 9'6" x 6'11". (2.92 x 2.12.)

Obscure PVCu double glazed side window, roof void access hatch, and smoke alarm.

Bedroom 1 (rear). 13'9" x 11'0". (4.20 x 3.36.)

PVCu double glazed window and radiator.

Bedroom 2 (front) 11'0" x 10'0". (3.36 x 3.05.)

PVCu double glazed window, radiator, fitted cupboard with a wall mounted fan assisted gas fired condensing combination boiler (Glow Worm Easicom 24).

Bedroom 3 (front). 7'5" x 6'11". (2.28 x 2.12.)

PVCu double glazed window and radiator.

Modern shower room (rear). 7'0" x 6'10". (2.14 x 2.09.)

Suite in white, corner shower cubicle with an electric shower (Triton Seville), wash hand basin, low flush wc, PVCu wall cladding, LVT floor covering, obscure PVCu double glazed window and radiator.

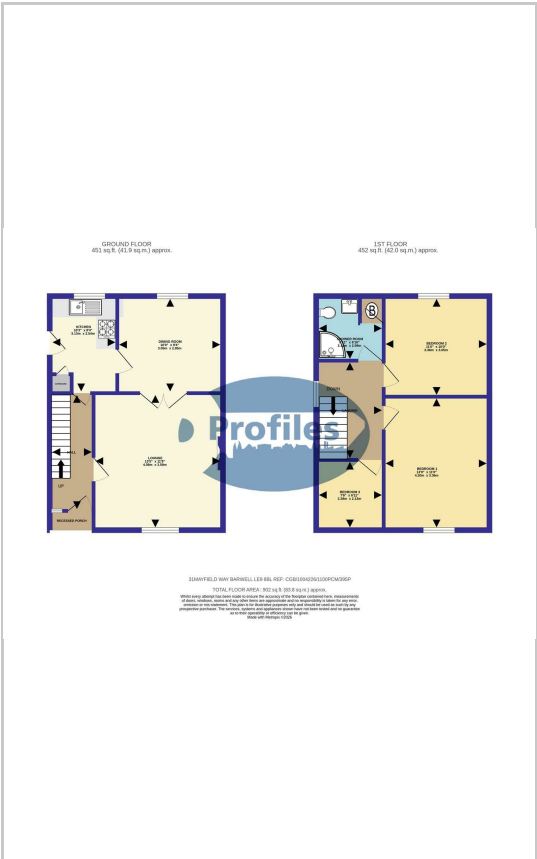
Outside.

Front garden with double width driveway.
Enclosed well appointed garden with established lawn, side integral brick store, water tap and gated side access.

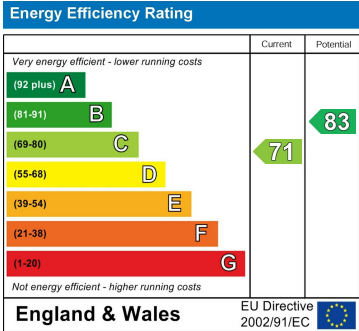
Area Map



Floor Plans



Energy Efficiency Graph



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