



28 Chesterfield Way

, Barwell, LE9 8BH

Offers In The Region Of £320,000



An immaculately presented, 4 bedroom, extended family semi detached house. The offers well planned spacious accommodation throughout and has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazed windows, 4 good sized bedrooms, luxury extended bathroom, extended breakfast kitchen , extended dining room, cinema room, garage, picturesque enclosed rear garden, summer house, double width block paved driveway, PVCu fascia and soffit boards,water meter etc.

The property is located in a sought after and popular location, close to all local amenities, including local schools, shops and regular public transport services. All major road links such as the A5, M69, M6 and M1 are within reasonable commuting distance from the property.

VIEWING ESSENTIAL.



Recessed porch

Reception hall. 9'11" x 6'2". (3.03 x 1.90.)

Staircase with spindled balustrade, understairs cupboard, obscure PVCu double glazed door, smoke detector and radiator.

Extended breakfast kitchen (rear). 17'6" x 10'5". (5.34 x 3.20.)

Porcelain sink, range of base and wall units finished in solid pine (11 base and 9 wall), contrasting work surfaces, a wall mounted gas fired combination gas fired boiler (Worcester greenstar) PVCu double glazed window, PVCu double glazed door, fitted range with 6 burner gas hob and grill, electric (fan assisted) oven, additional oven and grill, plate warming draw, ceramic tiled floor and walls.

Attractive lounge (front). 20'4" x 11'1". (6.22 x 3.38.)

Engineered oak floor, PVCu double glazed window, feature live gas fire in an attractive surround with a cast iron grate with a raised tiled hearth, radiator and coving.

Extended dining room (rear). 13'3" x 9'8". (4.04 x 2.96.)

PVCu double glazed patio doors, radiator and PVCu double glazed side window.

First floor landing. 8'10" (max) x 7'11". (2.69m (max) x 2.41m.)

Bedroom 1 (front). 13'2" (max) x 11'0" (max). (4.02 (max) x 3.36 (max).)

Polished (tongue and groove) wooden floor, radiator and PVCu double glazed window.

Bedroom 2 (rear). 13'3" x 8'7". (4.04 x 2.63.)

Laminate floor, radiator and PVCu double glazed window.

Bedroom 3 (front). 8'10" x 6'9". (2.71 x 2.07.)

Fitted built in wardrobe, PVCu double glazed window, laminate floor, radiator and roof void access hatch.

Bedroom 4 (front). 10'0" (max) x 7'5" (max). (3.05 (max) x 2.28 (max).)

PVCu double glazed window and radiator.

Luxury extended modern bathroom (rear) 16'1" (max) x 5'4" (max). (4.91 (max) x 1.65 (max).)

Full suite in white, free standing claw foot bath, oval wash hand basin in vanity unit with twin base doors, low flush wc and separate shower cubicle with an electric shower, downlights to the ceiling, and ladder style radiator

Outside.

Front garden with double width block paved driveway.

Enclosed picturesque rear garden, with establish lawn, paved patio, water tap and herbaceous borders.

Summer house

Garage. 14'10" x 7'4". (4.53 x 2.26.)

With obscure double glazed rear door and front up and over door.

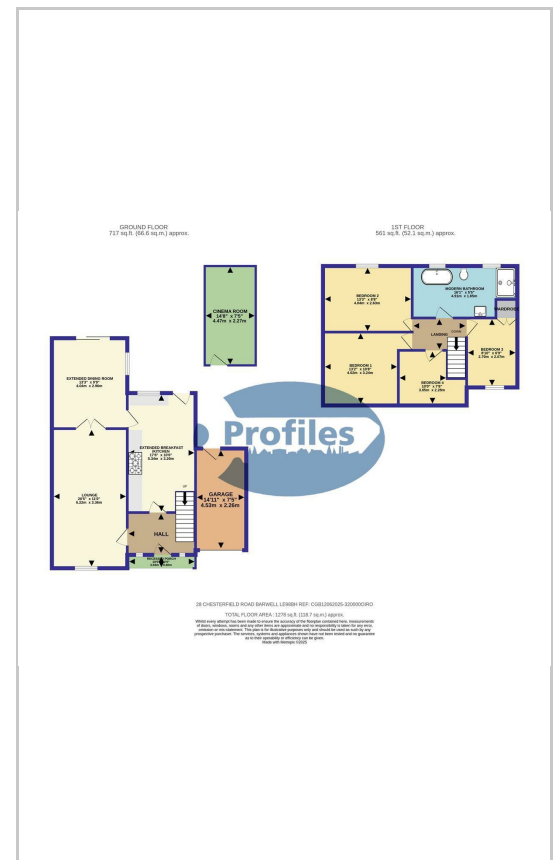
Cinema room (rear) 14'7" x 7'5". (4.47 x 2.27.)

Fully insulated and sound proofed with power and lighting.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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