



26 MOORE ROAD, BARWELL, LE9 8AG

OFFERS OVER £200,000

Attractive modern Tony Morris built end town house on a large corner plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus services, parks and good access to major road links. Well presented including wooden flooring, modern kitchen and bathroom, solar panels, gas central heating, UPVC SUDG and UPVC soffits and fascias to front. Two double bedrooms and bathroom with shower. Impressive driveway offering ample car parking, enclosed side garden with ample room for an extension or garage (subject to planning permission) sunny rear garden, further driveway and single garage en bloc. Contact agents to view. Carpets, curtains and light fittings included.



TENURE

Freehold

Council tax band B

ACCOMMODATION

Open full width canopy porch, attractive UPVC SUDG front door to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, wall mounted consumer unit (brand new installed 2024 and still under warranty), electric meter and controls for the solar panels. Stairway to first floor, white wood panelled and glazed door leads to

LOUNGE TO FRONT

9'4" x 16'10" (2.85 x 5.15)

With oak finish laminate wood strip flooring, double panelled radiator, gas meter cupboard. Broadband and telephone points including Sky, two matching wall lights. Door to useful under stairs storage cupboard with lighting. Door to



FITTED DINING KITCHEN TO REAR

12'8" x 10'10" (3.87 x 3.31)

With a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, single oven with grill beneath, integrated extractor above and tiled splash backs. Further matching wall mounted cupboard units, appliance recess points and plumbing for automatic washing machine and dishwasher. Chrome heated radiator, laminate tiled flooring and inset ceiling spotlights. UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

BEDROOM ONE TO FRONT

9'6" x 14'9" (2.90 x 4.52)

With single panelled radiator and a built-in wardrobe over the stairs.



BEDROOM TWO TO REAR

6'11" x 12'11" (2.12 x 3.95)

With radiator and loft access.



BATHROOM TO REAR

5'6" x 10'0" (1.69 x 3.05)

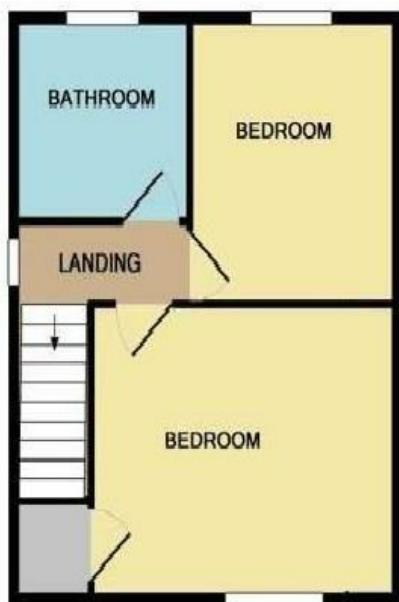
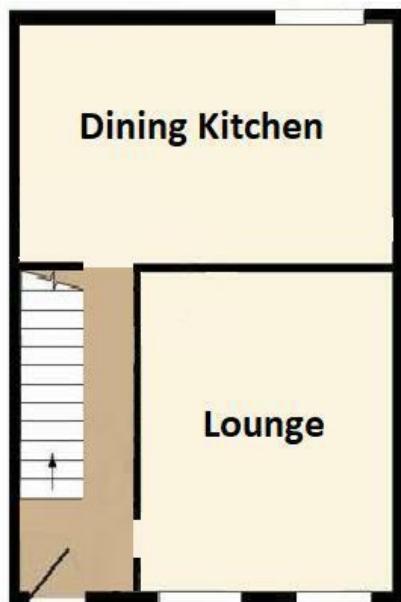
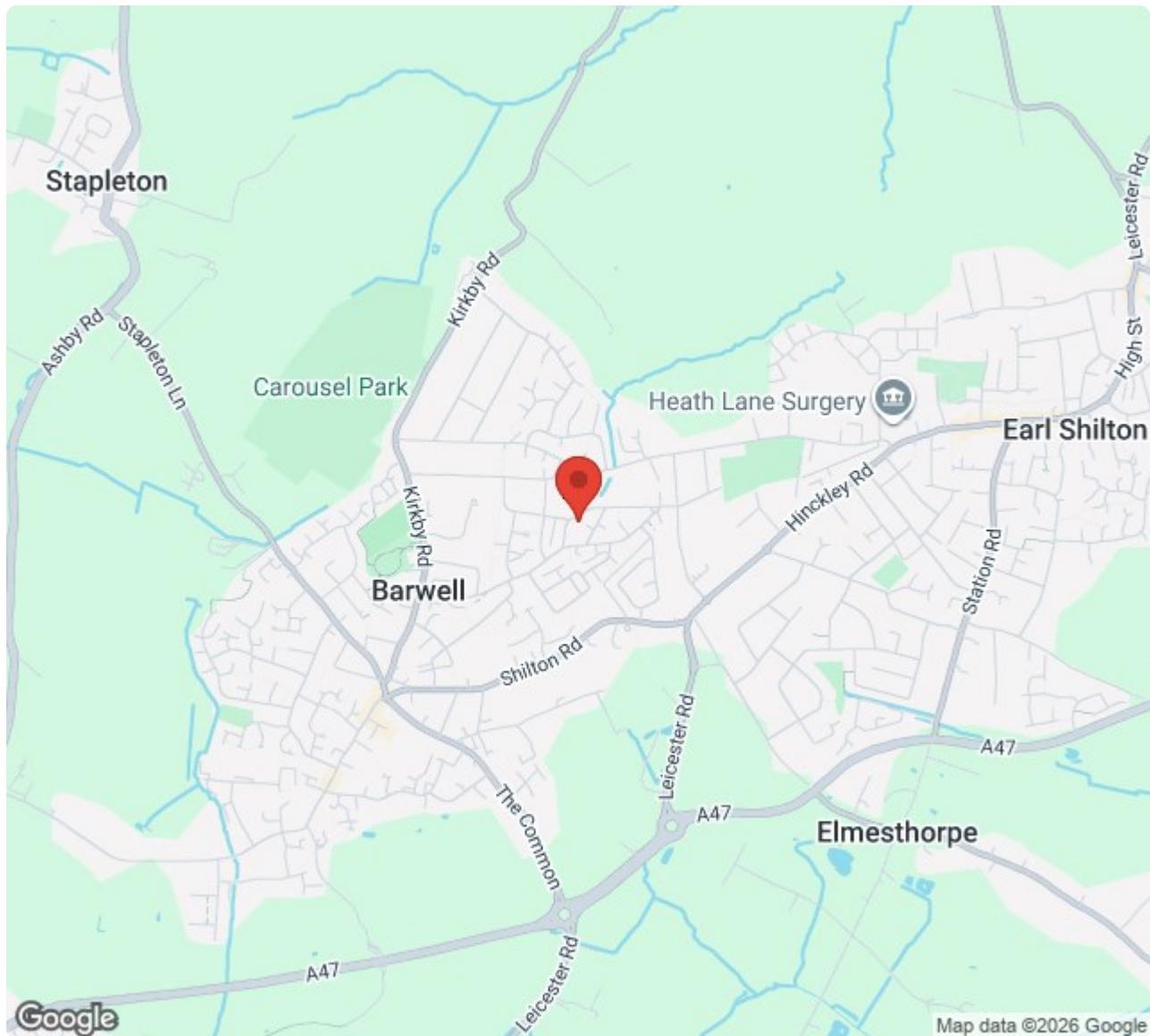
With white suite consisting panelled bath, electric shower unit above, pedestal wash hand basin, low level WC, contrasting tile surrounds, grey laminate tiled flooring, radiator. Door to the airing cupboard housing the Gloworm gas condensing combination boiler for central heating and domestic hot water with a wireless digital programmer for central heating and domestic hot water (new as of 2023). Still under warranty.



OUTSIDE

The property is set back from the road having a wide stone driveway to front offering ample car parking with surrounding lawned areas. A wrought iron gate leads to a wide enclosed hard landscaped side garden, there is also an outside light beyond which is the fully fenced and enclosed rear garden which has a full width stone patio adjacent to the rear of the property with a covered canopy beyond which the garden is principally laid to lawn. The garden has a sunny aspect and an outside tap. Close by to the property en block is a further single brick-built garage with double timber doors to front and car parking space to front also. There is also a 7 metre tethered car charger installed at the front of the property which is included.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(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	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	