



17 Co-Op Close

, Barwell, LE9 8GD

Offers Over £220,000



A modern tastefully decorated 3 bedroom end town house constructed in 2017 by Marble Homes with the remainder period of the usual NHBC or similar 'New Build' warranty .

The property occupies a secluded position at the head of a quiet cul de sac and is ideally situated within walking distance of all local amenities. Additional benefits of gas central heating (condensing boiler), PVCu double glazing, modern fitted breakfast kitchen, spacious lounge/dining room, guest cloakroom, modern bathroom with shower, 2 car driveway / allocated parking spaces, intruder alarm, water meter etc.

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

Must be viewed.



Reception hall. 16'1" x 6'2". (4.92 x 1.90.)

LVT floor, staircase with spindled balustrade, under stairs cupboard, obscure PVCu double glazed door, room stat and radiator.

Modern breakfast kitchen (front). 12'9" x 8'1". (3.89 x 2.47.)

Stainless steel sink, range of base and wall units (3 base and 3 wall) finished in high gloss, contrasting work surfaces with under lighting, split level gas hob (5 burner), electric (fan assisted) oven, extractor hood, wall mounted gas fired condensing combination boiler (Worcester Greenstar 25i ErP), ceramic wall tiling, radiator, downlights to the ceiling and mains smoke alarm.

Guest cloakroom (side). 7'4" x 2'11". (2.26 x 0.91.)

Suite in white, wash hand basin in vanity unit finish in high gloss, low flush wc, downlights to the ceiling, LVT floor, extractor fan and radiator,

Spacious lounge / dining room (rear). 14'6" x 13'3". (4.43 x 4.04.)

PVCu double glazed french doors, adjacent PVCu double glazed windows, radiator and mains smoke alarm.

First floor landing. 9'5" x 6'4". (2.88 x 1.95.)

Radiator and roof void access leading to partially board roof void.

Bedroom 1 (front). 14'11" x 11'8". (4.55 x 3.58.)

PVCu double glazed window, fitted cupboard and radiator.

Bedroom 2 (rear). 12'3" x 7'11". (3.74 x 2.42.)

PVCu double glazed window and radiator.

Bedroom 3 (rear). 8'11" x 6'6". (2.74 x 1.99.)

PVCu double glazed window and radiator.

Modern bathroom (side). 7'11" x 5'2". (2.43 x 1.60.)

Full suite in white, panel bath with chrome mixer shower and side screen, wash hand basin, low flush wc, chrome ladder style radiator, LVT floor and ceramic tiling.

Outside.

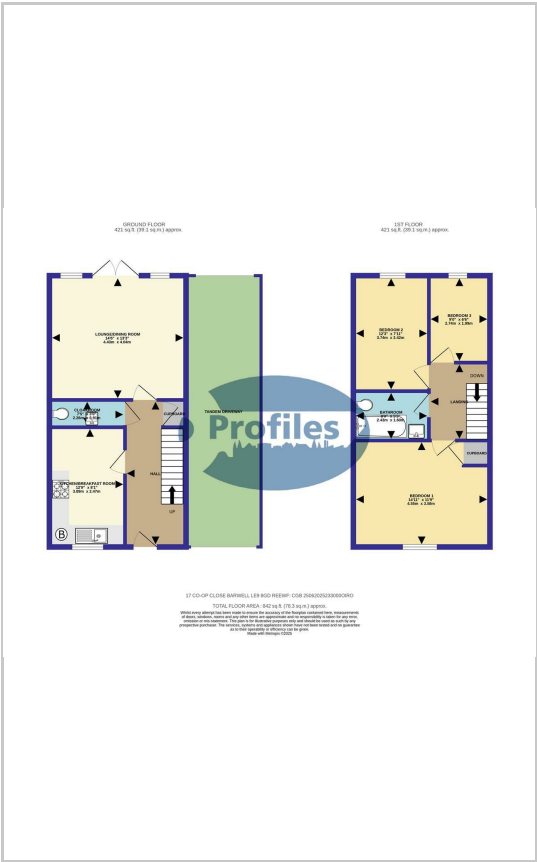
Lawned fore garden Tandem block paved driveway (2 cars).

Enclosed rear garden with paved patio lawn and gated side access.

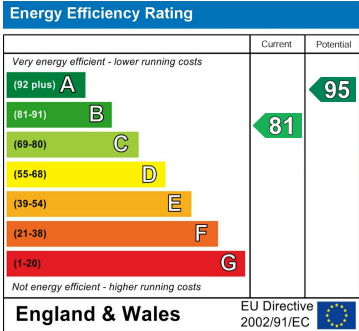
Area Map



Floor Plans



Energy Efficiency Graph



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