



Property Description

Discover your dream home in this fully refurbished and modernized three-bedroom semi-detached property, offering ample off-road parking and a welcoming entrance hall. Enjoy the comfort of uPVC double glazing (still under guarantee) and a gas central heating system with a new boiler installed in 2025. The inviting lounge features a log burner installed in 2024, perfect for cozy evenings. The fitted kitchen, installed in 2020 and still under guarantee, seamlessly connects to a convenient laundry room/utility, while the refitted bathroom, completed in 2025, adds a touch of luxury. Three spacious bedrooms includes a master with an en-suite WC. The block-paved drive provides easy access, complemented by side vehicular access and a long garden to the rear. Viewing is highly recommended to appreciate this exceptional property.



Entrance Hall

with light, tiled flooring and radiator.

Lounge 4.55m x 3.76m (14' 11" x 12' 4") *Max*

having uPVC double glazed window, light, radiator, storage cupboard, television aerial point, log burner with paved hearth and wooden surround.

Refitted Kitchen 3.91m x 2.72m (12' 10" x 8' 11")

having uPVC double glazed window, light, original Minton tiled flooring, radiator, range of fully refitted kitchen units with work surfaces over, single bowl sink unit with mixer tap and drainer, built in oven, with 5 ring gas hob and extractor over, further appliance recess points, part glazed door to laundry room/utility.

Fully Tiled Ground Floor Bathroom 2.65m x 1.43m (8' 8" x 4' 8")

having uPVC double glazed window, light, radiator, original Minton tiled flooring, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

Laundry Room/Utility 3.24m x 1.84m (10' 8" x 6')

having uPVC double glazed windows, lighting, original Minton tiled flooring, plumbing for automatic washing machine and further appliance recess points with work surface over and part glazed door to rear garden.

First Floor Landing

having uPVC double glazed window, light, loft access and doors off.

Bedroom One 4.47m x 2.71m (14' 8" x 8' 11") *plus robes*

having uPVC double glazed windows, lights, radiator and built in wardrobes.

En-Suite

having ceiling light point, two piece suite comprising low level flush wc and wash hand basin.

Bedroom Two 3.78m x 2.43m (12' 5" x 8')

having uPVC double glazed window, light and radiator.

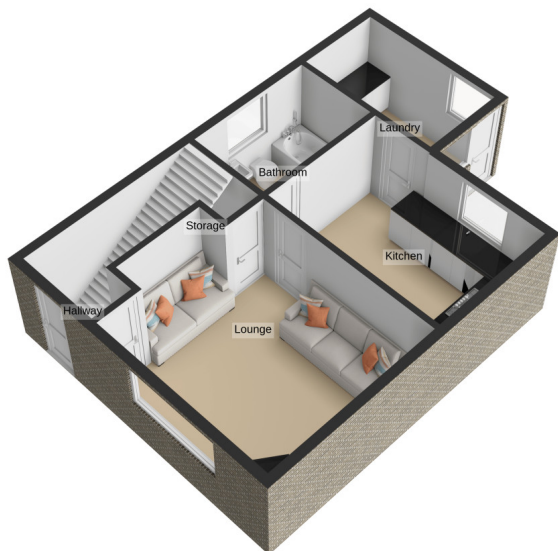
Bedroom Three 2.85m x 1.99m (9' 4" x 6' 6") *plus open recess*

having uPVC double glazed window, light and radiator.

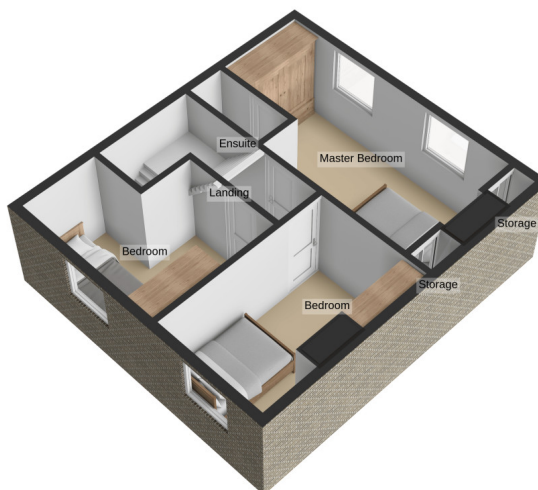
Outside

Full width block paved drive to front allowing ample off road parking, gated access to side allowing further parking and access to rear garden with a paved patio, external light, water and power, further parking/patio area and private under cover seating/bar area with wall heater. Timber shed/workshop, lawn, raised flower beds and further patio to rear of garden.

Ground Floor
456 sq.ft. (42.4 sq.m.) approx.



1st Floor
392 sq.ft. (36.4 sq.m.) approx.



Total Floor Area : 848 sq.ft. (78.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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103 Bardon Road
Barwell
LEICESTER
LE9 8FG

Energy rating

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Valid until

22 March 2036

Certificate number

0977-1203-4306-1150-0104

