1 Shrewsbury Close

, Barwell, LE9 8JX

Offers In Excess Of £335,000

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A show standard extended four bedroomed, two bathroomed family detached house, situated in quiet cul-de-sac position. Having the benefit of gas central heating, PVCu double glazing, two storey extension, blocked paved driveway with parking and off road parking, landscaped gardens, intruder alarm.

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

VIEWING ESSENTIAL

NO CHAIN.

Reception Hall 5'4" x 4'5" (1.63 x 1.35)
Staircase to first floor and radiator, obscure leaded PVCu double glazed door, adjacent obscure PVCu double glazed window, coving and smoke alarm

Attractive lounge (front) 16'6" (max) x 12'2"(max) (5.04 (max) x 3.72(max))
Walk in leaded PVCu double glazed bay window, room sealed gas fire, central heating radiator, coving, down lights to ceiling and archway leading to

Dining Room (rear) 11'4" x 7'2" (3.45 x 2.19)
Twin leaded PVCu double glazed french doors, double radiator, coving and down lights to ceiling

Spacious extended fitted breakfast kitchen (rear) 16'4" (max) x 10'10" (max) (4.99 (max) x 3.31 (max))
Stainless steel sink unit, a range of base and wall units (8 base units, including 2 corner display units, 7 wall units, inclusive of 2 leaded displays) associated work surfaces, wall mounted (Glow Worm 15HXi gas boiler), fitted fridge, fitted freezer and split level ceramic hob and electric fan assisted oven, coving, door to garage, radiators, polished ceramic tiled floor.

Guest Cloakroom 4'6" x 2'7" (1.37 x 0.78)
Wash hand basin, low flush wc, polished ceramic tiled floor, extractor fan, ceramic wall tiling.

First Floor Landing 11'5" (max) x 6'7" (max) (3.49 (max) x 2.01 (max))
Roof void access, down lights to ceiling, smoke detector and airing cupboard off

Bedroom 1 (front) 15'7" (max) x 11'6" (max) (4.76 (max) x 3.50 (max))
Fitted twin double wardrobes, further three quarter wardrobe, fitted dressing table with integral base units, twin bed base units surmounted by attractive alcoves, down lights to ceiling, coving, radiator and twin leaded PVCu double glazed windows.

En-suite shower 9'3" x 4'5" (2.82 x 1.34)
Fitted double shower cubicle with mixer shower, wash hand basin, low flush wc, polished ceramic tiled floor, ceramic wall tiling, leaded PVCu obscure double glazed window, down lights to ceiling, coving and chrome heated towel radiator.

Bedroom 2 (front) 15'11" x 7'5" (4.84 x 2.26)
Leaded PVCu double glazed window, radiator, coving and down light's to ceiling.

Bedroom 3 (rear) 10'7" x 9'1" (3.23 x 2.76)
Leaded PVCu double glazed window, radiator, coving and down lights to ceiling

Bedroom 4 (rear) 10'8" (max) x 7'6" (max) (3.24 (max) x 2.29 (max))
Leaded PVCu double glazed window and radiator.

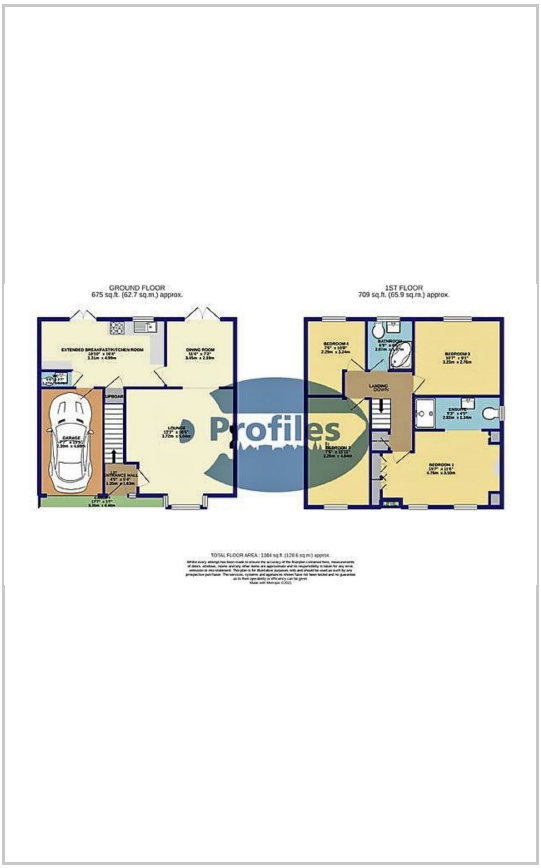
Modern Bathroom (rear) 6'9" x 6'6" (2.07 x 1.97)
Full suite in white, oval corner bath, wash hand basin in vanity unit, low flush wc with concealed cistern, polished ceramic tiled floor, ladder style radiator, shaver point, leaded obscure PVCu double glazed window and two light points.

Outside
Landscaped enclosed rear garden, established lawn, raised flower bed, side gated access, front garden with blocked paved driveway, twin wrought iron gates and railings.

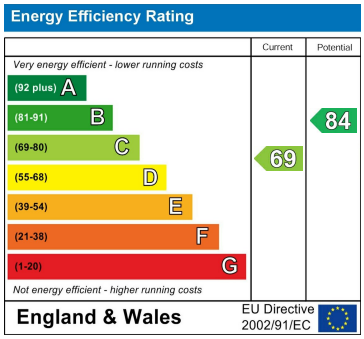
Garage 15'5" x 7'7" (4.69 x 2.30)
Up and over door, light, power and door to kitchen.

Area Map

Floor Plans



Energy Efficiency Graph



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