



## 49 RUSSETT CLOSE

BARWELL, LE9 8HZ

**£249,950**  
FREEHOLD

Well presented and spacious three double bedroom semi detached house in the popular location of Barwell. With central heating & double glazing, the property briefly comprises; Entrance hall, spacious lounge, re fitted kitchen, cloakroom/WC, first floor landing, family bathroom and two good size bedrooms to first floor. To the second floor is the master bedroom & en-suite. Externally are attractive gardens, drive & garage. With no onward chain, early viewing is advised!.



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- Three bedroom three storey house
- Popular Barwell location
- Fitted kitchen
- Spacious lounge
- Master bed with En-suite
- Attractive gardens
- Drive & Garage
- Well presented & flexible accommodation
- No onward chain
- Freehold, Council tax band D



### Entrance Hall

With stairs to first floor and doors to;

### Lounge

16'5" x 12'11"

Double glazed patio doors and windows to rear, feature fire place & under stair cupboard

### Kitchen

13'0" x 6'3"

Double glazed window to front, re fitted with a range of eye and base level units, integral hob & oven, space for fridge freezer & washing machine.

### Cloakroom/WC

Double glazed window, low level WC and wash basin.

### First Floor Landing

Stairs to second floor and doors to:

### Bedroom Two

11'3" x 9'6"

Double glazed window to rear

### Bedroom Three

12'10" x 9'6"

Double glazed window to front

### Family Bathroom

Re fitted white suite with low level WC, vanity wash basin with cupboards & shelving and panelled bath with mixer shower.

### Second floor landing

Door to;

### Master Bedroom

15'3" x 13'2" Max

Double glazed window to front

### En-suite

Fitted shower cubicle with shower, wash basin and low level WC, tiled wash areas and radiator.

### Externally

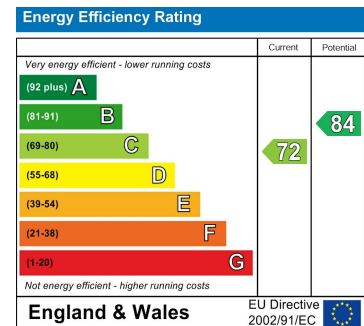
Low maintenance front garden and driveway parking, leading to single garage and attractive enclosed rear garden with raised patio.

### Garage

With light, power and door to garden.

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**EPC Rating: C    Council Tax Band: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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