108 Byron Street

Barwell, Leicester, LE9 8FD

Offers In The Region Of £210,000

3 1 2

A well appointed, traditional styled, 3 bedroom, semi detached house. The property has the additional benefits of gas central heating (condensing combination), PVCu double glazed, newly fitted kitchen, attractive lounge, separate dining room, guest cloakroom, modern bathroom with mixer shower, off road parking/driveway, 180' established rear garden etc.

The property is ideally located close to all local amenities, including local shops, schools and regular transport services.

All major road links such as the A5, M69, M6 and M1 are within reasonable commuting distance.

VIEWING ESSENTIAL.

NO CHAIN.

Fully enclosed porch. 6'0" x 1'2". (1.83 x 0.36.)
Obscure PVCu double glazed door and adjacent PVCu double glazed side window.

Reception hall. 13'8" x 6'0". (4.17 x 1.84.)
Radiator, smoke alarm and understairs cupboard.

Attractive lounge (front). 12'11" (into bay) x 11'11". (3.94 (into bay) x 3.65.)
PVCu double glazed bay window, radiator, coving and a room sealed gas fire in an attractive surround with a raised hearth and side plinth.

Separate Dining Room (rear). 12'5" x 11'5". (3.81 x 3.50.)
PVCu double glazed window, a room sealed gas fire in a ceramic tiled surround with a raised hearth, radiator, fitted tall cupboard and coving.

Modern fitted kitchen (rear). 8'11" x 6'0". (2.74 x 1.84.)
Stainless steel sink, range of attractive base and wall units (3 base and 3 wall), associated work surfaces, split level ceramic hob, electric (fan assisted) oven, extractor hood, downlights to the ceiling, ceramic tiled floor and radiator.

Rear lobby. 4'11" x 2'10". (1.51 x 0.87.)
Obscure PVCu double glazed door, ceramic tile floor and walk-in store.

Guest cloakroom (rear). 3'8" x 2'7", (1.12 x 0.79,)
Low flush wc with an integral wash hand basin, ceramic tiled floor and obscure PVCu double glazed window.

First floor landing. 9'1" (max) x 5'10" (max). (2.79 (max) x 1.78 (max).)
Smoke alarm, PVCu double glazed side window and fitted linen cupboard with a wall mounted (fan assisted) gas fired condensing combination boiler (Glow Worm Micra Com 24C).

Bedroom 1 (front). 12'2" x 11'10". (3.71 x 3.61.)
PVCu double glazed window, radiator, fitted twin double wardrobes (mirror doors), centre double base cupboard and radiator.

Bedroom 2 (rear). 12'7" x 10'7", (3.84 x 3.24,)
PVCu double glazed window, radiator, fitted twin double wardrobes with central base cupboard.

Bedroom 3 (rear). 9'0" x 7'6". (2.75 x 2.30.)
PVCu double glazed window, radiator and roof void access hatch.

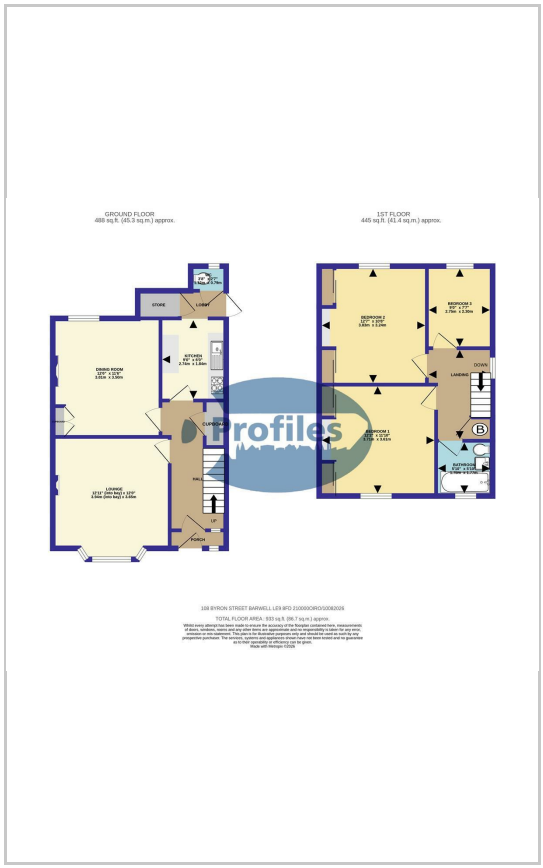
Bathroom (front). 5'10" x 5'9". (1.78 x 1.77.)
Full suite in white, panel bath with a chrome mixer shower with glazed side screen - inclusive of a rainfall shower head, low flush wc, wash hand basin, chrome ladder styled radiator, obscure PVCu double glazed window and downlights to the ceiling.

Outside.
Low maintenance front garden with driveway.

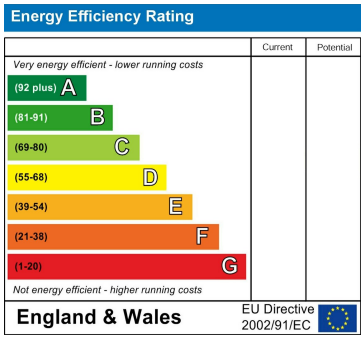
Enclosed rear garden some 180' in length, with established lawn, patio, water tap and side gated access.

Area Map

Floor Plans



Energy Efficiency Graph



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