



The property is ideally situated close to all local amenities, whilst being accessible for commuting to all major road links such as the A5, M69, M1 and M6. A spacious four bedroomed, 2 bathroom, family detached house built by the reputable Barratt homes, approached via a shared private driveway and occupying a secluded position. The property has the benefit of UPVC double glazing, gas fired central heating, double driveway and parking for three cars, double detached garage, enclosed rear garden, UPVC double glazed window, and water meter.

Offers in The Region Of £380,000

54 Russett Close, Barwell, LE9 8HZ

<b>Reception hall</b>	13'10" (max) x 9'0" (max)	Staircase to first floor via spindle balustrade, radiator, room stat, double glazed door and under stairs cupboard of.
<b>Modern fitted breakfast/kitchen (rear)</b>	12'3" (max) x 11'0" (max)	Stainless steel sink unit, range of base and wall units (five base units and five wall), associated bevel edged work surfaces, split level gas hob and electric oven, extractor hood, PVCu double glazed window, double glazed French doors and radiator, PVC double glazed window and radiator.
<b>Bedroom 2 (rear)</b>	16'5" (max) x 9'1"	PVCu double glazed window and radiator.
<b>Bedroom 3 (front)</b>	12'10" x 9'8"	PVCu double glazed window and radiator.
<b>Bedroom 4 (rear)</b>	10'2" (max) x 8'9" (max)	PVC double glazed window and radiator.
<b>Bathroom (rear)</b>	7'0" x 5'9"	Oval wash hand basin in vanity unit, low flush w.c., panelled bath with chrome mixer shower, obscure PVCu double glazed window, extractor fan and ceramic wall tiling.
<b>Outside</b>	11'7" x 11'4"	Enclosed rear garden with lawn and gated side access. Front private driveway and parking for up to four cars.
<b>Double garage</b>	17'7" x 17'4"	Fitted shower cubicle with plumbed chrome shower, wash hand basin in vanity unit with two base doors, low flush w.c., radiator, shower point, obscure PVCu double glazed window and extractor fan.
<b>En-suite shower (front)</b>	11'7" x 7'5"	Fitted wardrobes (twin double wardrobes, dressing table), PVCu double glazed window, twin alcoves, twin bed base units, range of wall units and radiator.
<b>Bedroom 1 (front)</b>	11'7" max x 9'1"	Root void access leading to partially boarded roof void, airing cupboard and radiator.
<b>First floor landing</b>	11'7" max x 7'5"	Walk in PVCu double glazed window and radiator.
<b>Guest cloakroom (side)</b>	7'1" x 3'5"	Wash hand basin with tiled splash back, low flush w.c., obscure PVCu double glazed window and radiator.
<b>Utility room (side)</b>	7'0" x 5'3"	Obscure PVCu double glazed side window, central heating radiator.
		Walls, hand basin with tiled splash back, low flush w.c., obscure PVCu double glazed window and radiator.
		Obscure glass fired central heating boiler, adjacent units, associated bevel edged work surfaces, wall mounted ideal gas fired central heating boiler, adjacent units, stainless steel sink unit, range of base heating radiator, stainless steel side window, central programming, plumbing for a washing machine, ceramic wall tiles, radiator.

wall tiling, obscure PVCu double glazed window and radiator.

Obscure PVCu double glazed window and radiator.

Wash hand basin with tiled splash back, low flush w.c., obscure PVCu double glazed window and radiator.

Walk in PVCu double glazed window and radiator.

Walk in PVCu double glazed window and radiator.

Walk in PVCu double glazed bay window, central heating radiator, PVCu double glazed bay window, central heating radiator and coving.

Live gas fire in Adams style surround and raised marble hearth, PVCu double glazed bay window, central heating radiator and coving.

Attractive lounge (front)

14'4" (max) x 14'4" (max)

Attractive dining room (rear)

9'8" (max) x 8'6" (max)

Study (front)

7'1" x 5'5"

Guest cloakroom (side)

7'0" x 3'5"

Utility room (side)

7'0" x 5'3"

Obscure PVCu double glazed side window, central

heating radiator, stainless steel sink unit, range of base

heating radiator, stainless steel side window, central

heating radiator, ceramic wall tiles, radiator.

wall tiling, obscure PVCu double glazed window and

radiator.

NO CHAIN.

Viewing strongly recommended,

NO CHAIN.