

41 Kirkby Road

Barwell, Leicester, LE9 8FP

Offers In The Region Of £189,500

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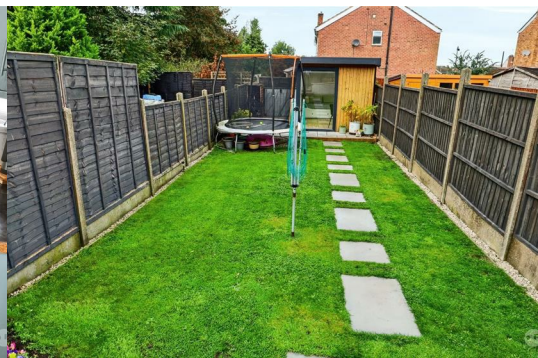
A tastefully decorated, immaculately maintained, 2 double bedroom mid terraced house. The property has the additional benefits of a basement cellar, 2 reception rooms, modern fitted kitchen, utility room, spacious bathroom with full suite and separate shower cubicle, PVCu double glazed, full gas fired central heating (condensing combination boiler), landscaped rear garden, home office, integral pedestrian access to the rear of the property and enclosed wall front garden.

The property is ideally located close to all local amenities, including local schools, shops and regular transports services. The property is accessible for commuting to all major road links such as the A5,M69, M6 and M1.

VIEWING ESSENTIAL.







Basement cellar. 15'1" x 12'3". (4.60 x 3.74.)
Floor to ceiling height 1.89m with light and power point.

Attractive lounge (front). 13'0" (into bay) x 12'11". (3.97 (into bay) x 3.95.)
Walk-in PVCu double glazed bay window, feature open hearth fireplace with a cast iron grate, tiled hearth, laminate floor, coving, radiator and PVCu double glazed front door.

inner lobby. 3'1" x 2'6". (0.95 x 0.78.)
Laminate floor and staircase leading to the basement cellar.

Spacious dining room (rear). 12'4" x 12'11" (3.76 x 3.95)
Feature open hearth fireplace in attractive tiled surround, sash window, laminate floor and staircase to the first floor

Modern fitted kitchen (rear). 13'8" x 7'7". (4.17 x 2.32.)
Stainless steel sink unit, range of attractive base and wall units (10 base and 7 wall), associated work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, PVCu double glazed door, PVCu double glazed window, ceramic wall tiling, downlights to the ceiling, a wall mounted (fan assisted 'Worcester Bosch T28i' condensing combination) boiler and ceramic tiled floor.

Utility room (rear). 6'11" x 5'10". (2.13 x 1.79.)
Rear window, ceramic tiled floor, plumbing for a washing machine and radiator.

First floor landing.
Roof void access hatch leading a boarded roof void via a retractable aluminium ladder.

Bedroom 1 (front). 14'8" x 11'6". (4.49 x 3.53.)
PVCu double glazed window, twin double wardrobes with bridging wall units, radiator and picture rail.

Bedroom 2 (rear). 12'5" x 11'11". (3.79 x 3.65.)
PVCu double glazed window, radiator and fitted wardrobe.

Spacious modern bathroom (rear). 13'8" x 5'10", (4.17 x 1.79,)
Full suite in white, oval bath, wash hand basin. low flush wc and fitted walk-in double shower cubicle with an electric shower, 2 tiered feature floor, PVCu double glazed window, ceramic wall tiling, extractor fan and radiator.

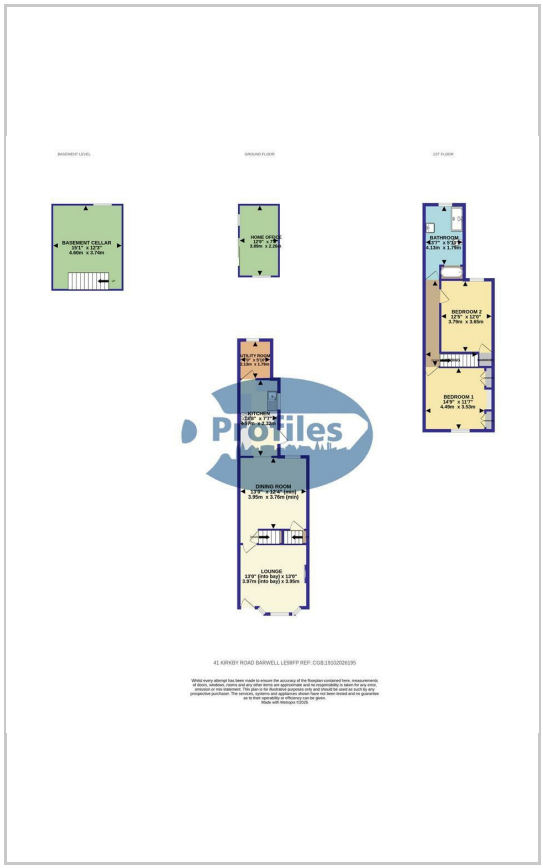
Outside.
Enclosed wall front garden with integral side pedestrian access to the rear of the property.
Enclosed tiered landscape picturesque rear garden, with upper patio area, established lawn, security light and water tap.

Home office. 12'9" x 7'4" (3.89 x 2.26)
With power and light points, laminate floor insulated, PVCu double glazed window and PVCu double glazed sliding patio doors.

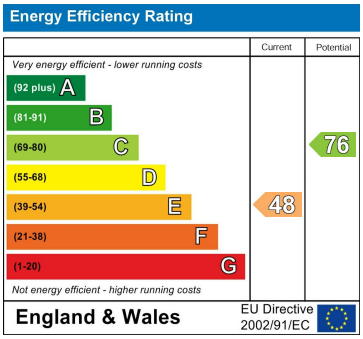
Area Map



Floor Plans



Energy Efficiency Graph



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