



16 Kirkby Road, Barwell, LE9 8FN
£185,000

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Residential

Freehold. A sympathetically modernised and improved two bedroom mid terrace property, located close to Barwell village centre and its wide range of amenities. The property has been stylishly refurbished to provide contemporary accommodation whilst retaining many attractive period features. The accommodation briefly comprises: Ground Floor: Dining Room, Living Room, recently refitted Kitchen. First Floor: two Bedrooms and Family Bathroom. Externally there are good sized gardens to the rear with an attractive stoned patio area and outbuilding. UPVC double glazing and gas fired central heating.

Dining Room

4.22 x 3.97 Metres

With attractive ornamental ceiling, gas fire (disconnected) on a marble effect hearth and wood effect flooring. UPVC bay window to the front elevation and composite front door.

Living Room

3.74 x 3.97 Metres

With electric fire on marble effect hearth with wooden surround and understairs store. Wood effect flooring and UPVC French doors to the rear elevation.

Kitchen

3.77 x 1.87 Metres

Recently refitted with an attractive range of grey base units with contrast wood effect work surfaces over and stainless steel sink and drainer. Integrated appliances include an electric oven with gas hob over, washing machine and fridge/freezer. Attractive metro tiled splashbacks, wood effect flooring and two UPVC windows to the side elevation.



Landing

With loft access hatch

Bedroom One

3.41 x 3.94 Metres

With built in store cupboard and two UPVC windows to the front elevation.

Bedroom Two

3.73 x 3.03 Metres

With UPVC window to the rear elevation.

Bathroom

3.75 x 1.88 Metres

Recently refitted with a three piece white suite comprising wash hand basin and WC in a vanity unit and bath. Airing cupboard with gas fired central heating boiler. Heated towel rail. Wood effect tiled flooring and white splashback tiling. UPVC window to the rear elevation.





Outside

To the front elevation, the property is screened from the road by a dwarf wall. There is a paved area with steps leading to the front door and planted area beneath the bay window.

To the rear, the gardens are enclosed by timber fencing with gated access to the front elevation over the adjacent properties garden areas. The rear garden is predominantly laid to lawn with shrubbery borders. To the rear of the plot there is a stoned patio area with outbuilding (1.73 x 2.75m) adjacent.



EPC Rating - D(64)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property





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Chartered Surveyors

TOTAL FLOOR AREA: 836 sq.ft. (77.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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