83 Queensway, Barwell, LE9 8AX

£179,999

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A good sized two bedroom modern build townhouse, located on a small culdesac and with good access to the village centre of Barwell, and close to Hinckley and surrounding road networks. Gas central heating, UPVC double glazing.

The house comprises a Reception Hall, Lounge, Dining Room, Breakfast Kitchen, First Floor Landing, Two Bedrooms and Bathroom. Double width driveway offering ample off road parking, and a good sized South West facing garden to the rear.

Council Tax Band A

Reception Hall
With a part glazed UPVC door, laminated floor, and a further door through to the Lounge.

Lounge
14'8 x 10'11
UPVC double glazed window to the front elevation, a focal point living flame gas fire set in an Adam style fireplace with marble hearth and wood surround, laminated flooring, there is attractive LED floor level lighting, and a radiator.

Dining Room
14'9 x 8'0 (4.50m x 2.44m)
UPVC double glazed window to the front elevation, laminated flooring, a radiator, and plumbing for the washing machine.

Kitchen
15'3 x 6'10 (4.65m x 2.08m)
Having an excellent range of wall and base level units and drawers, with wood style working surfaces over, inset composite sink and drainer, plumbing for a dishwasher (or washing machine) an electric oven and four ring gas hob with a hood over, ladder style radiator and UPVC double glazed window and twin french doors out to the rear gardens.

Landing
UPVC double glazed window to the rear aspect, and access through to:

Bedroom One
11'7 x 10'11 (3.53m x 3.33m)
UPVC double glazed window to the front elevation, a useful wardrobe which is also housing the central heating boiler, and radiator.

Bedroom Two
8'9 x 8'3 (2.67m x 2.51m)
UPVC double glazed window to the front elevation, and radiator.

Bathroom
Having a white three piece suite comprising: low flush WC, wash hand basin, and bath with an electric shower over. With tiling and splashbacks, radiator, a useful electric toothbrush charging point, and UPVC doubled glazed window to the rear aspect.

Outside
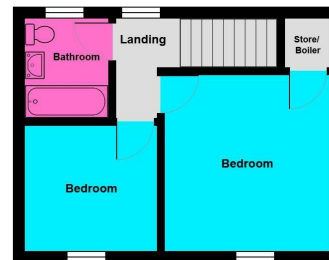The front garden is set to offer a double width driveway for ample off road parking.

There is a patio area adjacent to the rear of the house leading onto a main lawned garden, with sleeper surrounds, and a gravelled border to three sides, with further seating area to the rear.
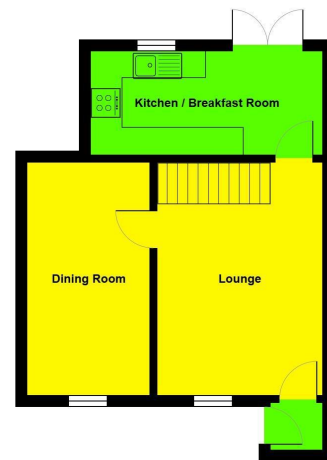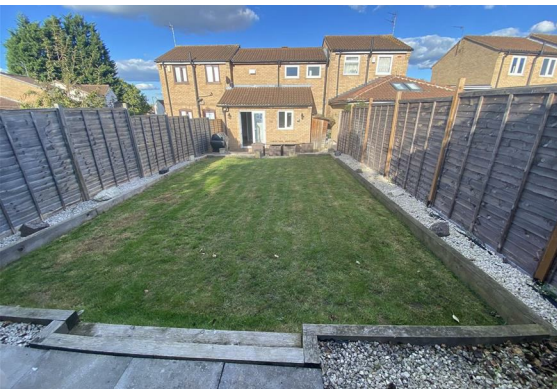
Queensway, Barwell, LE9 8AX
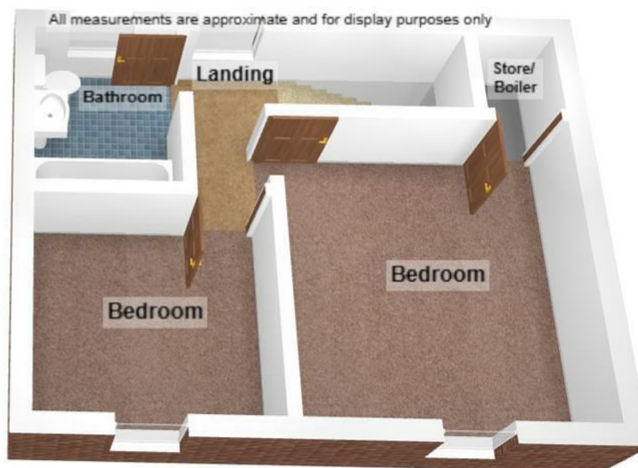
Total Area: 68.1 m² ... 733 ft²

All measurements are approximate and for display purposes only

Kitchen / Breakfast Room

Dining Room

Lounge

Bathroom

Landing

Store/Boiler

Bedroom

Bedroom

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Bedroom

Leaving Hinckley along the A47 heading towards Earl Shilton and Leicester, at the roundabout on the A47 perimeter road, take the right exit onto Carrs Hill, and proceed into Earl Shilton, upon entering the village take a left turning at the mini roundabout onto Belle Vue Road, left again onto Moore Road by the Shops, and then there is the right hand off shoot of Queensway where the property is situated on the left hand side and easily identified by the agents for sale board. For SATNAV users the postcode of the

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Viewing

Please contact our RH Homes and Property Office on 01455 633244
if you wish to arrange a viewing appointment for this property or require further information.

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