



## 21 HAWTHORNE WAY, BARWELL, LE9 8BF

**OFFERS OVER £190,000**

Attractive modern Tony Morris built semi detached house. Popular and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, takeaways, public houses and good access to major road links. Well presented and refurbished including gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, lounge and dining kitchen. Two bedrooms and bathroom with bath. Good sized corner plot with wide driveway for two cars. Hard landscaped side and sunny rear garden. Viewing recommended. Carpets, blinds and plastic shed included.



## TENURE

Freehold

## ACCOMMODATION

Attractive UPVC SUDG front door to

### ENTRANCE PORCH

with oak finish laminate wood strip flooring. Overhead lighting.

### FRONT LOUNGE

13'1" x 11'1" (4.00 x 3.65)

With oak finish laminate wood strip flooring. Double panelled radiator. TV and telephone point. Gas point for a fire. Stairway to first floor with useful under stairs storage cupboard beneath. White wood panelled and glazed bi-fold door to



### REFITTED DINING/KITCHEN TO REAR

13'1" x 7'8" (3.99 x 2.35)

With a range of medium oak fitted kitchen units consisting inset single drainer sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting black roll edge working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Gas cooker, ceramic tiled flooring. Radiator. Wall mounted consumer unit. UPVC SUDG door to rear garden.



### FIRST FLOOR LANDING

With loft access.

## BEDROOM ONE TO FRONT

11'0" x 9'7" (3.36 x 2.94)

With double panelled radiator. Door to a walk in wardrobe with hanging rail and houses the gas condensing combination boiler for central heating and domestic hot water with built in programmer.



## BEDROOM TWO TO REAR

8'9" x 6'7" (2.69 x 2.01)

With radiator. Coving to ceiling.



## REFITTED BATHROOM TO REAR

6'1" x 5'5" (1.87 x 1.67)

With white suite consisting panelled bath, electric shower unit above and glazed shower screen to side. Pedestal washing basin. Low level WC. Contrasting tiled surrounds. Vinyl flooring and radiator.

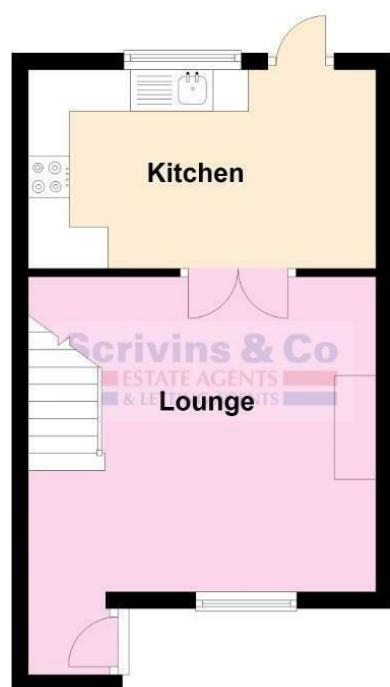
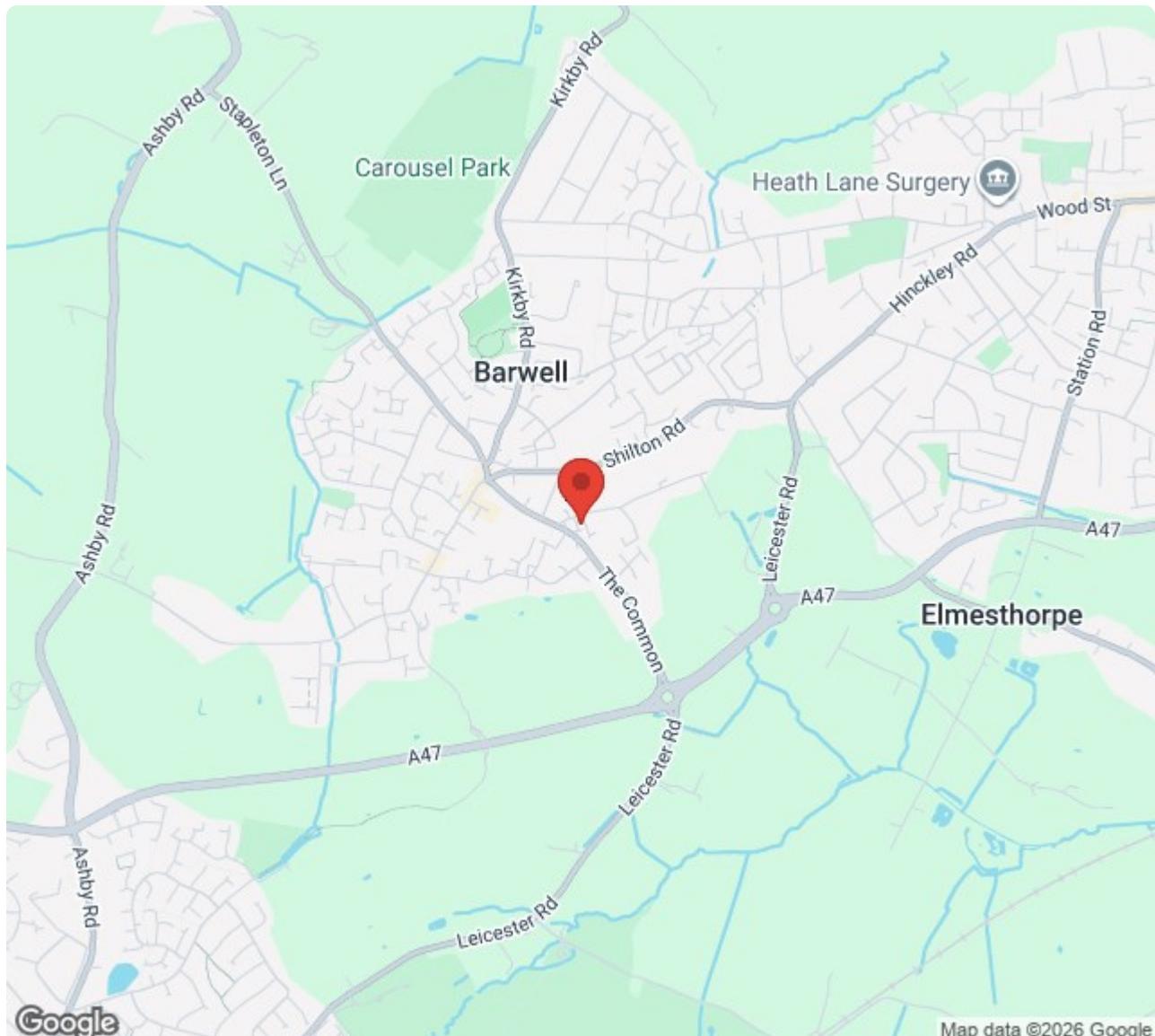


## OUTSIDE

The property is set back from the road screened behind a brick retaining wall having a wide tarmacadam driveway to front. Artificial turf and electrics to side. A wrought iron gate and wide slabbed pathway leads to the rear garden which is enclosed by a high brick retaining wall and panelled fencing. The garden has been hard landscaped in slabs with surrounding decorative stones. The garden has a sunny aspect. Outside security light.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	90
(81-91) B	72
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/81/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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