



## 1 KNITTERS CLOSE, BARWELL, LE9 8NF

**OFFERS OVER £230,000**

Stylish 2008 William Homes built town house on a good sized corner plot. Sought after and convenient small cul de sac Development within walking distance of the village centre including shops, schools, Doctors, Dentist, bus services, recreational facilities and with good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, separate WC, lounge, playroom (converted garage) and fitted dining kitchen. 3 bedrooms (main with walk in wardrobe) and family bathroom. Driveway to converted garage. Front and enclosed side and rear garden. Viewing highly recommended.



## TENURE

Freehold  
Council Tax Band C  
EPC Rating TBC

## ACCOMMODATION

Composite and glazed front door to

## ENTRANCE PORCH

3'10" x 5'10" (1.17 x 1.80)

With wood effect vinyl flooring, wall mounted circuit board. Panelled door to

## DOWNSTAIRS WC

3'4" x 5'10" (1.02 x 1.80)

With low level WC, corner pedestal wash hand basin with tiled splashbacks. Panelled door to

## LOUNGE

15'4" x 14'7" (4.68 x 4.47)

With double panelled radiator, wired in smoke alarm, wall mounted HIVE heating programmer. Door to under stairs useful storage cupboard. Spindle balustrade staircase to first floor landing. Panelled door to



## KITCHEN/DINING ROOM

15'5" x 10'11" (4.70 x 3.33)

With tile effect vinyl flooring, a range of beechwood floor standing kitchen cupboard units with brushed chrome handles, stone effect roll edge working surfaces, tiled splashbacks. Stainless steel drainer sink with chrome mixer tap above. Built in Bosch electric oven, four ring gas hob and extractor hood above. Built in fridge freezer, further matching range of wall cupboard units. Inset ceiling spotlights. Wired in smoke alarm. UPVC SUDG French doors to the rear garden. Panelled door to



## GARAGE CONVERSION INTO PLAYROOM

8'2" x 15'5" (2.51 x 4.70)

With panelled door.



## FIRST FLOOR LANDING

With loft access, the loft is partially boarded, double panelled radiator, panelled door to over stairs storage cupboard housing the Worcester combination boiler for domestic hot water and gas central heating. Panelled door to

## REAR BEDROOM ONE

8'9" x 11'11" (2.68 x 3.64)

With single panelled radiator, built in double wardrobes with shelving.



## WALK IN WARDROBE

(Previously an en suite shower room) With single panelled radiator, hanging rails and shelving. Inset ceiling spotlights and extractor fan. Panelled door to

## FRONT BEDROOM TWO

8'9" x 10'0" (2.68 x 3.07)

With single panelled radiator, double built in wardrobes with shelving and hanging rails.



## FRONT BEDROOM THREE

7'5" x 6'8" (2.27 x 2.04)

With single panelled radiator. Panelled door to



## FAMILY BATHROOM

6'4" x 6'2" (1.94 x 1.88)

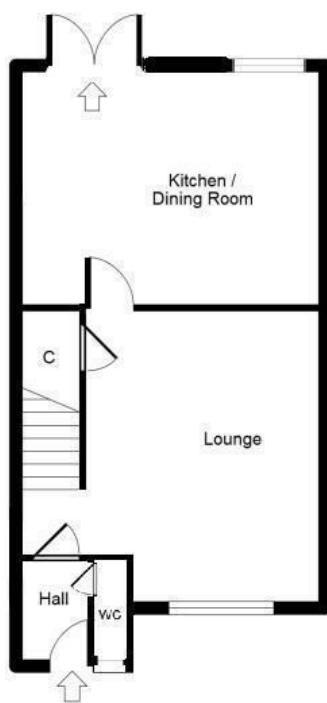
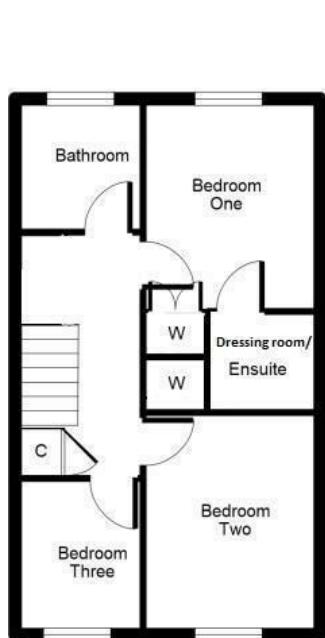
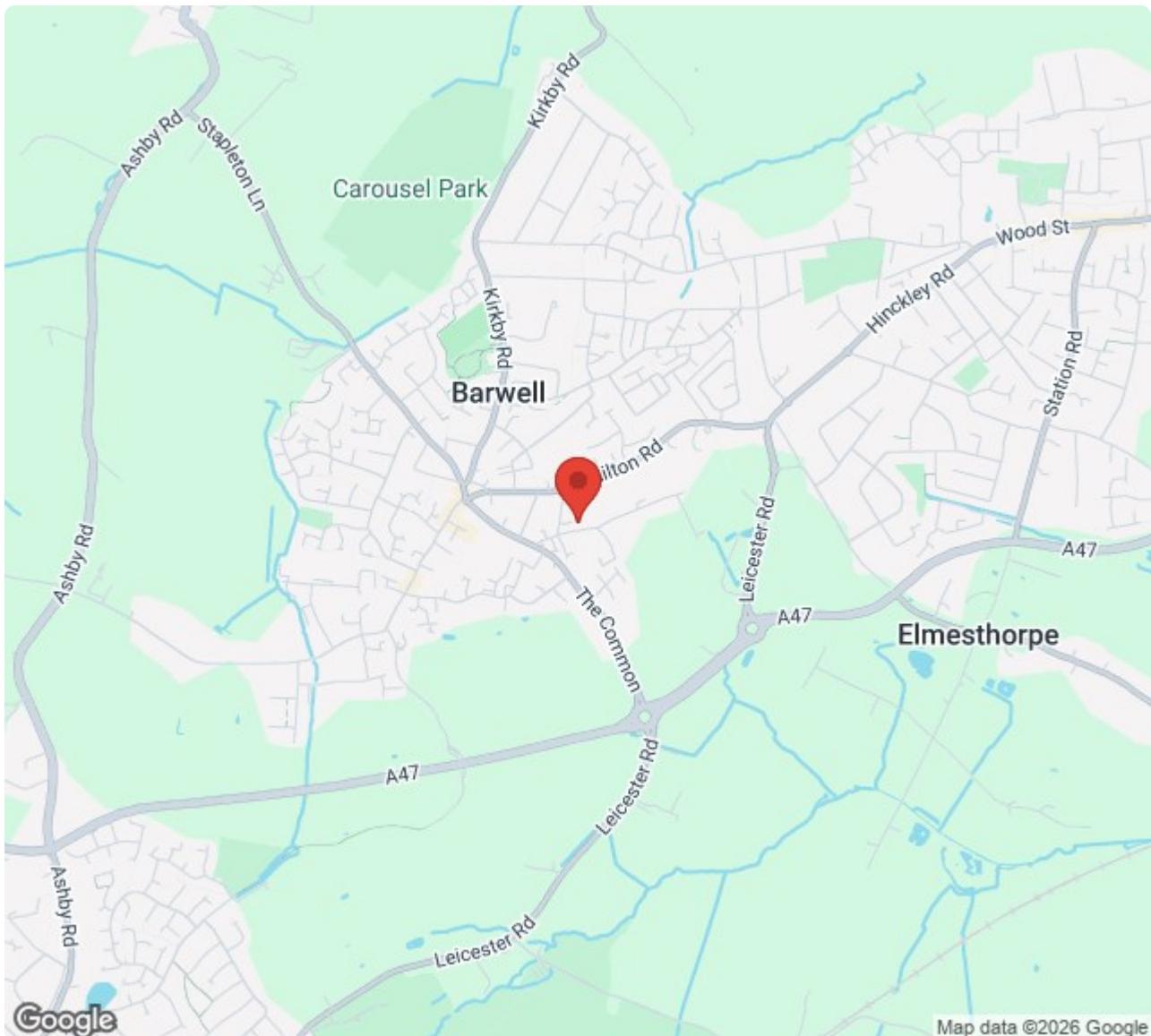
With tile effect vinyl flooring, three piece suite consisting low level WC, pedestal wash hand basin with chrome mixer taps, tiled splashbacks. Panelled bath with chrome mixer tap, bar shower above, tiled surrounds. single panelled radiator, extractor fan. Inset ceiling spotlights.



## OUTSIDE

The property has a tarmacadam driveway leading to the single converted garage, the front garden is predominantly laid to decorative stone, with brick retaining wall, outside lighting, pedestrian gate to rear access. The rear garden is predominantly laid to lawn with a lime stone slabbed patio to rear, raised sleeper bed. The garden is enclosed with fencing and a brick built wall, timber shed, composite shed and summer house, with outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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			
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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			
England & Wales			

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