



UP Estates



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**3 Bedroom Semi-Detached House  
located in Barwell.**

**Offers Over £220,000**

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## Offers Over £220,000

- Detached Garage & Driveway
- Lounge/Diner & Sizeable Conservatory
- Bathroom, Utility Room & Shower Room
- Hot Tub With Shelter
- Shed & Glasshouse
- Useable Loft Space



\*\* Deceptively Spacious Extended Home \*\* Driveway & Garage \*\* Hot Tub, Glasshouse & Shed \*\* Two Reception Rooms \*\* This spacious three bedroom semi-detached home has so much to offer! Boasting front driveway leading to detached garage, entrance hall, family lounge/diner, kitchen, utility room, bathroom, conservatory extension, low maintenance yet good sized rear garden with sheltered hot tub, shed and glass house all to the ground floor. On the first floor there are two double bedrooms, a good sized single and a shower room. In the loft there is a Velux window and useable space. CALL NOW TO VIEW !

### HALL

With stairs ascending to the first floor and door leading to Lounge.

### LOUNGE

**15' 1" x 12' 5" (4.6m x 3.8m)**

Good sized lounge having double glazed window to the front aspect, central heated radiator and access to storage cupboard. The space opens out to the Dining Room.

### DINING ROOM

**10' 9" x 8' 6" (3.3m x 2.6m)**

Dining area having central heated radiator, window to the Kitchen area and door accessing the Kitchen.

### KITCHEN

**13' 9" x 10' 9" (4.2m x 3.3m)**

Attractively decorated and including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, space for multiple appliances and breakfast bar. Having fully tiled flooring and access to Utility and Conservatory.

### UTILITY

**5' 10" x 5' 6" (1.8m x 1.7m)**

Having fitted units with space and plumbing for multiple appliances, double glazed window to the side aspect, and access to Bathroom.

### DOWNSTAIRS BATHROOM

**4' 11" x 9' 4" (1.5m x 2.85m)**

Being fully tiled and having low level W/C, pedestal wash basin and double glazed windows to the side aspect.



Additionally benefitting from central heated towel rail and shower over bath.

#### CONSERVATORY

**16' 4" x 13' 1" (5m x 4m)**

A good sized and bright conservatory, benefitting from double glazed picture windows to multiple aspects, French doors leading to the Garden, central heated radiator and fully tiled flooring.

#### LANDING

With stairs ascending from the ground floor and doors leading to accommodation and Shower Room.

#### BEDROOM ONE

**9' 11" x 8' 10" (3.03m x 2.7m)**

Good sized double Bedroom having central heated radiator and double glazed window to the rear aspect.

#### BEDROOM TWO

**8' 2" x 9' 10" (2.5m x 3m)**

Double Bedroom having central heated radiator and double glazed window to the front aspect.





#### **BEDROOM THREE**

**10' 0" x 9' 2" (3.05m x 2.8m)**

Double Bedroom having double glazed bay window to the front aspect and central heated radiator.

#### **SHOWER ROOM**

**7' 10" x 8' 10" (2.4m x 2.7m)**

Being partially tiled and having low level W/C, vanity wash basin, shower cubicle and double glazed window to the rear aspect.

#### **LOFT**

**16' 4" x 16' 4" (5m x 5m)**

Spacious loft conversion with plenty of potential for creating a good sized fourth bedroom (subject to conversion)

#### **GARAGE**

**11' 5" x 19' 4" (3.5m x 5.9m)**

Single Garage with up and over door and window to the side aspect.

#### **GARDEN**

Good sized and well maintained garden having initial paved area followed by decking to the rear. Having raised planted beds, and flanked by fencing on both sides. Additionally benefitting from various outbuildings.

#### **DISCLAIMER**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed





**Bardon Road- Barwell**



## FLOORPLAN



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