



59A Mill Street, Barwell, LE9 8DX
Asking Price Of £199,950 Freehold


MARTIN&CO

Mill Street, Barwell

2 Bedrooms, 1 Bathroom

Asking Price Of £199,950

- SEMI DETACHED BUNGALOW
- SET WELL BACK FROM THE ROAD
- CLOSE TO LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- LOUNGE
- KITCHEN
- SHOWER ROOM / WC



SEMI DETACHED BUNGALOW WITH SOUTH FACING GARDEN. - An ideal opportunity to purchase this two bedroom semi-detached bungalow ideally located within easy walking distance of Barwell centre and local amenities and nicely set back from the road. The accommodation briefly comprises of an entrance porch, hallway, lounge, kitchen two double bedrooms and a shower room. The bungalow also benefits from double glazing, gas central



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

heating, enclosed south facing garden to rear and side, gated off road parking, garage and workshop. For viewings call Martin & Co.

ENTRANCE PORCH A step and Upvc double glazed door lead up to the entrance porch, radiator, obscure double glazing to side and rear, panel glazed door to entrance hallway.

ENTRANCE HALLWAY Two storage cupboards with one housing wall mounted gas boiler, ceramic tiled floor, access to roof space with pull down ladder, radiator, access to all rooms.

LOUNGE 14' 11" x 12' 5" (4.552m x 3.799m) Double glazed bow window to front, double glazed door and side panels to rear garden, three radiators, ceramic tiled floor with under floor heating, wall mounted electric fire, ceiling spotlights.

KITCHEN 10' 8" x 9' 11" (3.262m x 3.026m) Fitted with a matching range of base wall and drawer units and

roll top work surfaces above with inset sink you and mixer tap, integrated electric oven with four ring gas hob and extractor hood above, space and plumbing for washing machine, ceramic tiled floor, radiator, double glazed door and window to rear garden.

BEDROOM ONE 9' 11" x 10' 3" (Front of wardrobes) (3.030m x 3.149m) Fitted wardrobes with shelving and hanging space, radiator, double glazed window.

BEDROOM TWO 8' 2" x 7' 11" (2.499m x 2.423m) double glazed window, radiator.

SHOWER ROOM WC shower cubicle with overhead and hand attachments, fully tiled walls, sink unit with mixer tap and vanity unit below, low level wc, radiator with heated rail, further heated hand towel rail, ceramic tiled floor, obscure double-glazed window.

OUTSIDE THE PROPERTY The property is set well back from the road with a driveway and access gate leading to a tarmac and stone chipped area for off road parking. The south facing, fence enclosed garden can be accessed via a timber gate leading to a block paved area which leads around to a artificial turfed area with block paving underneath. The mature garden houses a wide variety of trees plants and flowering shrubs. The outside also benefits from a single garage with power and lighting and a separate workshop 4.010 x 3.715 with power and lighting.







GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 646sq.ft. (60.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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