



80 Barry Drive, Leicester, LE9 2HJ
£310,000

2/3 BED DETACHED BUNGALOW offering FLEXIBLE ACCOMMODATION situated in prime residential location. FGCH, UPVC d/g. The property is well presented, scope for further development. Private gardens, driveway & wide garage. No chain. EPC in progress.

Large Porch

UPVC double glazed entrance door.

Entrance Hall

Hardwood & glazed inner door, fitted carpet, storage cupboard housing Worcester combination boiler which we understand is approx 8 years old, access to loft, radiator.

L-Shaped Lounge 16'0" x 15'6" (4.88 x 4.72)

A bright and spacious main reception room with open arch through to the dining room. UPVC double glazed French doors opening out to the rear gardens with UPVC double glazed side panels, neutral fitted carpet, gas fire set in marble fireplace with attractive wooden surround, radiator.

Dining Room 11'0" x 8'0" (3.35 x 2.44)

An archway leads through from the lounge to the dining room. UPVC double glazed window to side, fitted carpet, radiator. As it has independent access from the hall this could also become a third bedroom.

Dining-Kitchen 12'2" x 11'0" (3.71 x 3.35)

A nice sized kitchen which has the space and size sufficient for a table and chairs. UPVC double glazed window to rear, tiled floor, fitted with a range of base, drawer & eye level units, work surfaces, one and a half bowl stainless steel sink unit, provision for cooker, washing machine.

Rear Porch

UPVC double glazed door to rear, tiled floor, space for additional appliance such as freezer or tumble drier.

Bedroom Three/Snug 10'2" x 8'2" (3.10 x 2.49)

Situated off the kitchen this is another option as a third bedroom but also a terrific option as a Snug, office, games room or similar. UPVC double glazed window to rear, radiator, fitted carpet, coving to ceiling.

Bedroom One 14'4" x 11'0" (4.37 x 3.35)

The first of two good sized double bedrooms accessed directly off the L-shaped entrance hall. UPVC double glazed bay window to front, fitted carpet, radiator, built-in wardrobes with overhead storage.

Bedroom Two 10'0" x 9'10" (3.05 x 3.00)

Another generous double bedroom. UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

Bathroom 8'0" x 6'0" (2.44 x 1.83)

UPVC double glazed opaque window to side, chrome heated towel rail, fitted carpet, half tiled walls, spotlights to ceiling, a modern white suite comprising of double ended panelled shaped shower bath with mains shower over, glass screen, vanity wash hand basin, wc.

Outside

The front garden has lawn, shrubs and low walled boundary, driveway providing parking for 3 cars leading to single attached brick built garage (18'7 x 11'10) which is wider than average with up & over electric door, light & power. The private rear gardens has patio, lawn, well stocked borders with shrubs and bushes, fully fenced boundaries.

Useful Information

This property falls within the Blaby District Council (0116) 263151 area and has a Council Tax Band of E which means a charge of £2328.20 Pa for tax year ending March 2021 Please note: When a property changes ownership local authorities reserve the right to re-calculate council tax bands. For more information regarding school catchment areas contact County Hall Allocations Dept. on 0116 3056684

Directional Note

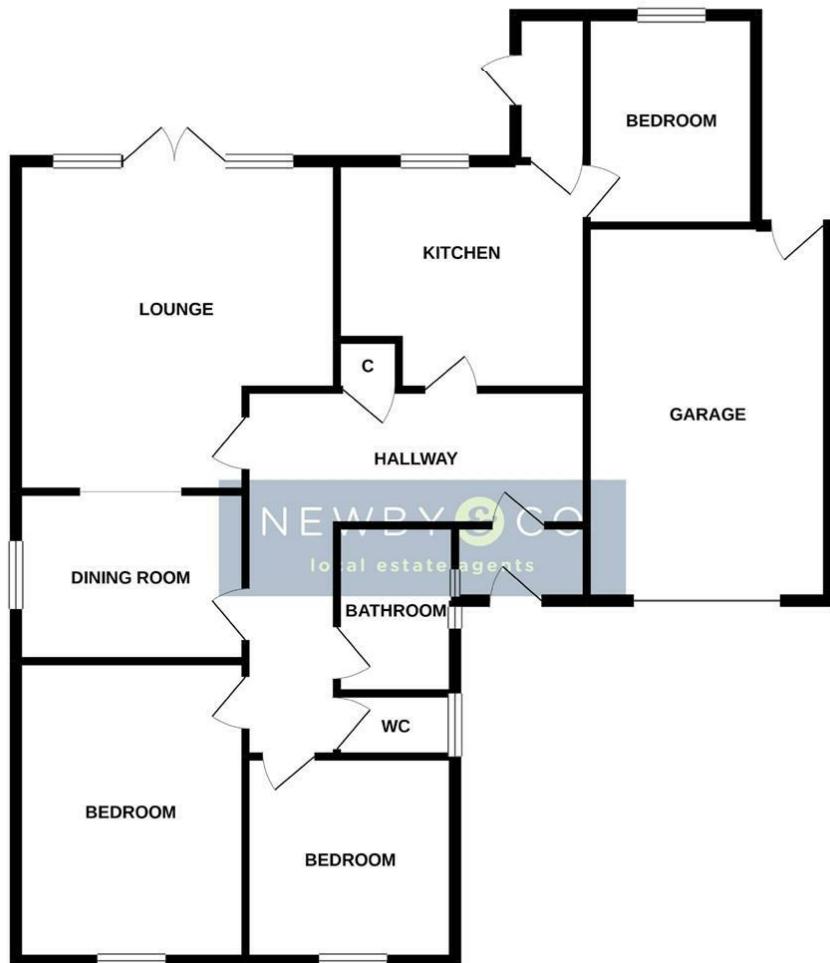
Put LE9 2HJ into your Sat Nav or Google OR from Leicester City centre take the A47 towards Hinckley. Continue across the Braunstone Cross Roads, proceed for approx 1 mile, at the third set of lights turn right into Kirby Lane and left into Forest Rise and then directly right into Barry Drive.

Kirby Muxloe

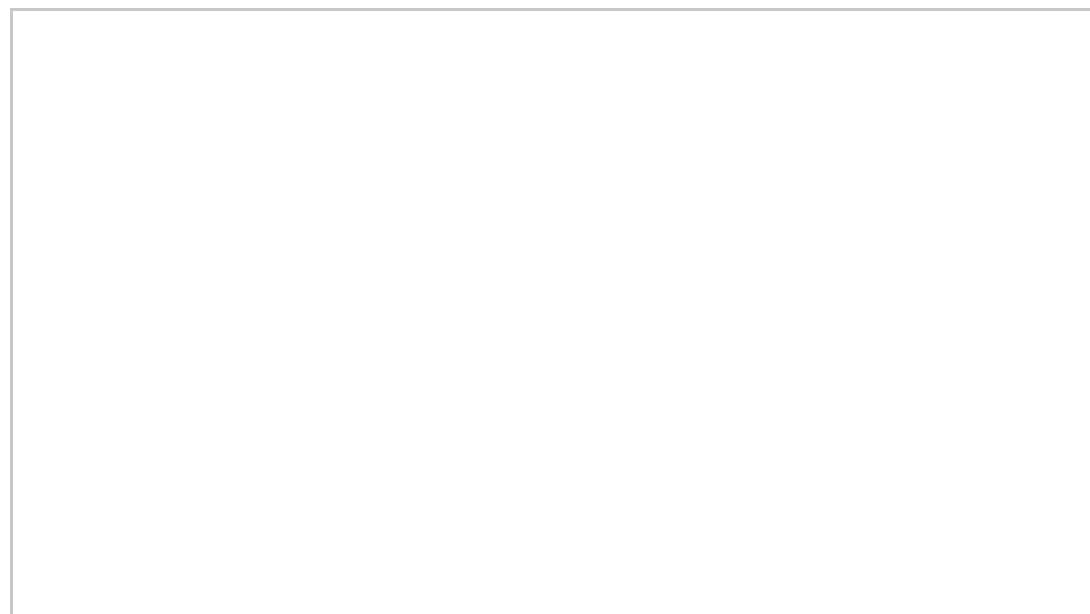
Popular West Leicestershire village with excellent shopping, public transport and recreational facilities including the well regarded Kirby Muxloe Golf Club & Kirby Castle. Kirby Muxloe is situated just five miles to the West of Leicester and offers easy access to the M1 and the Midlands motorway network.

Floor Plan

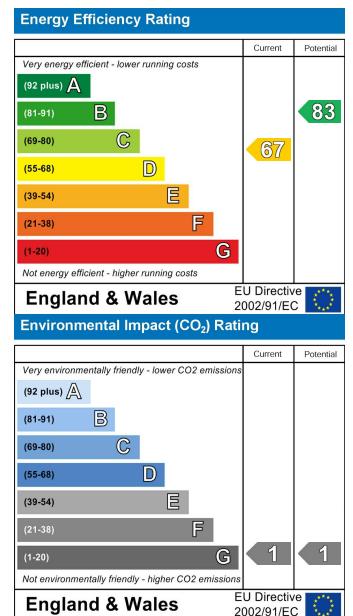
GROUND FLOOR



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.