



## 21 Myrtle Close

Barwell, Leicester, LE9 8GU

Offers In The Region Of £250,000



A spacious, extended, well appointed 3 bedroom semi detached house ideally located in a quiet cul de sac position. The property has been sympathetically extended to both the ground and first floor levels. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, cavity wall insulation, extended breakfast kitchen, extended bathroom with full suite and separate shower, spacious through lounge/dining room, landscaped picturesque rear garden, detached garage, brick store, 4 car driveway, PVCu fascia and soffit boards and no chain.

All local amenities are within reasonable distance, including local shops, schools and public transport services. The property is ideally located for commuting to all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.

NO CHAIN.





**Recessed porch. 6'11" x 1'10". (2.12 x 0.57.)**

**Reception hall. 12'0" x 6'11". (3.68 x 2.12.)**

Obscure PVCu double glazed door, adjacent PVCu double glazed windows, laminate floor, radiator, smoke detector, staircase with spindled balustrade and understairs cupboard.

**Extended breakfast /kitchen (rear). 16'8" x 10'6" (5.08m x 3.20m)**

Stainless steel sink, range of attractive base and wall units (8 base and 7 wall), associated work surfaces, ceramic wall tiling, LVT floor, split level ceramic hob, electric (fan assisted) oven, extractor hood, plumbing for a washing machine and dish washer, ceramic wall tiling, radiator, PVCu double glazed window, PVCu obscure double glazed side door and ornamental beams to the ceiling,

**Rear canopy side porch. 2'9" x 2'9". (0.86 x 0.85.)**

**Spacious through lounge /dining room. 22'10" (max) x 13'1" (max). (6.96 (max) x 4.00 (max).)**

A room sealed gas fire in an attractive stone surround with a raised side plinth inclusive of niche, coving, ceiling rose, double glazed adonised aluminium patio doors, PVCu double glazed window and radiators.

**Landing. 8'4" x 7'0". (2.56 x 2.15.)**

Roof void access leading to a partially boarded roof void and radiator.

**Bedroom 1 (front). 13'6" x 13'1". (4.13 x 4.00.)**

PVCu double glazed window, radiator and fitted wardrobes ( 3 double and one single), fitted corner shelving unit, 1 base unit and downlights to the ceiling.

**Bedroom 2 (rear). 13'6" x 8'9". (4.12 x 2.69.)**

PVCu double glazed window, radiator and fitted cupboard with a wall mounted gas fired condensing combination boiler (Glow Worm Ultra com 30CXi).

**Bedroom 3 (front). 8'8" (max) x 7'0". (2.66 (max) x 2.15.)**

PVCu double glazed window, radiator, laminate floor and fitted double wardrobe.

**Extended bathroom (rear). 13'3" (max) x 9'3" (max). (4.04 (max) x 2.84 (max).)**

Full suite in white, panel bath with mixer shower, wash hand basin, low flush wc, separate shower cubicle with an electric shower, coving, obscure PVCu double glazed window, coving, extractor fan, ceramic wall tiling, ladder style radiator and electric panel heater.

**Outside.**

Enclosed front garden with a 4 car driveway.

Enclosed picturesque rear garden with a porcelain patio, gated side access, external light and power , water tap, established lawn and lower patio area.

**Detached Garage 17'2" x 8'6". (5.24 x 2.60.)**

Side windows, up and over door light and power points.

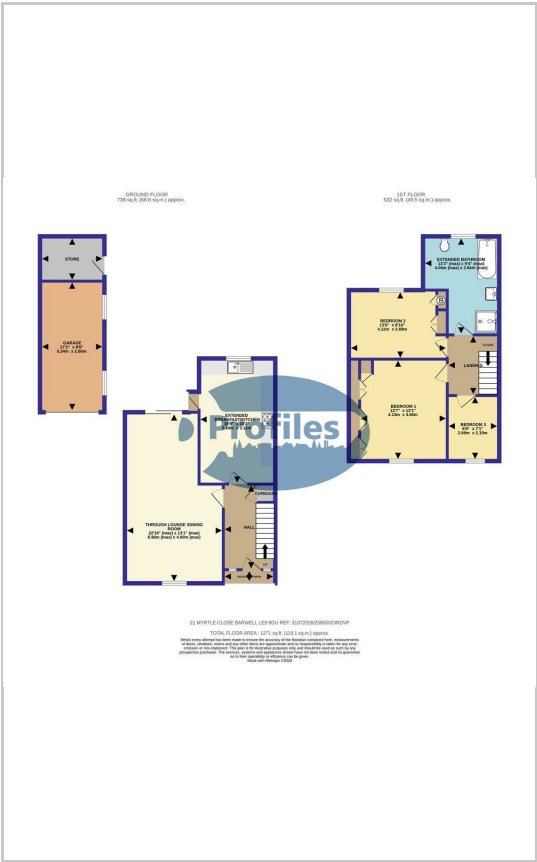
**Brick store. 8'6" x 6'0". (2.60 x 1.83.)**

PVCu double glazed rear window, PVCu side door, power and light points.

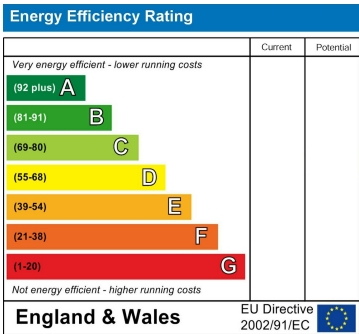
Area Map



Floor Plans



Energy Efficiency Graph



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