

35 Willow Tree Close

Barwell, Leicester, LE9 8LP

£210,000

2 1 1 C

An immaculately presented, two bedroomed tastefully decorated, two bedroomed semi detached house occupying a corner commanding position at the head of a picturesque cul de sac. The property has the additional benefit of gas central heating (condensing regular boiler), PVCu double glazed, low maintenance front garden with block paved driveway, PVCu fascia and soffits, detached garage with additional driveway, modern fitted breakfast kitchen/dining room with polished quartz work surfaces, spacious lounge, luxury bathroom with shower, enclosed rear garden.

Ideally located close to all local amenities including local shops, schools and public transport services.

The property is conveniently located close to all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED

NO CHAIN







Canopy Porch

Reception Hall 3'10" x 3'6" (1.17 x 1.08)
Staircase to first floor, radiator, composite front door, and coving.

Attractive Lounge (front) 13'3" x 10'4" (max) (4.05 x 3.16 (max))
Laminate floor, PVCu double glazed window, radiator, coving and smoke detector.

Modern Fitted Breakfast Kitchen/Dining Room (rear) 13'3" x 9'4" (4.06 x 2.87)
Luxury 'Shaker' style kitchen, stainless steel sink unit, range of attractive base and wall units (3 base and 1 wall) finished in light grey with contrasting polished granite work surfaces, split level induction hob, electric (fan assisted) oven, integrated dishwasher and washing machine, wall mounted fan assisted gas fired Glow worm energy boiler, radiator, ceramic tiled floor, understairs cupboard, PVCu double glazed window and PVCu double glazed door.

First Floor

Landing 11'7" (max) x 6'3" (max) (3.55 (max) x 1.92 (max))
Having smoke alarm, radiator, PVCu double glazed side window, airing cupboard.

Bedroom 1 (front) 13'3" max x 9'5" max (4.05 max x 2.88 max)
Having double wardrobe recess, twin PVCu double glazed windows, radiator, coving.

Bedroom 2 (rear) 11'1" x 6'8" (3.38 x 2.04)
Having PVCu double glazed window, radiator

Modern Bathroom (rear) 7'0" x 6'2" (2.15 x 1.90)
Having full suite in white comprising of panelled bath with mixer shower, pedestal wash hand basin, low level flush, ceramic floor and wall tiling, obscure UPVC double glazed window, radiator.

Outside

Attractive Front Garden with Block Paved Driveway

Side Gated Access Leading To:

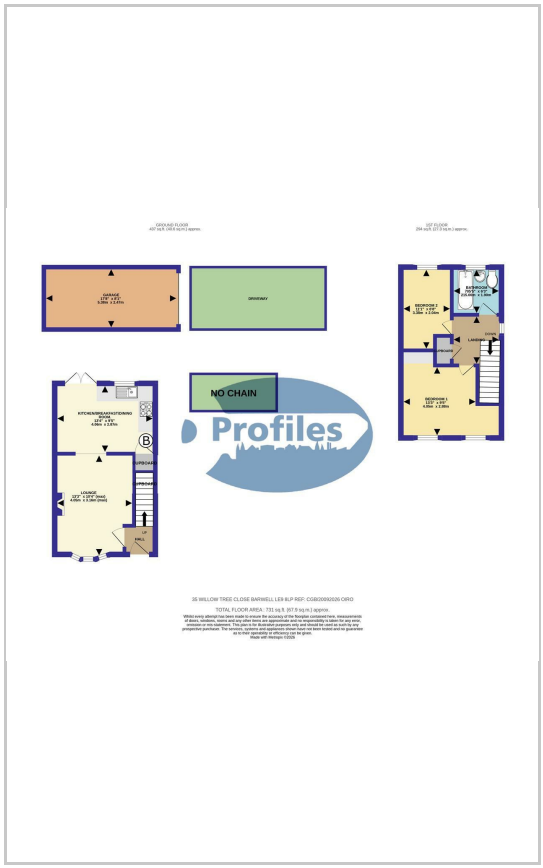
Enclosed Rear Garden
Paved patio, established lawn and rear gated access leading to the detached garage and additional driveway..

Detached Garage 17'7" x 8'1" (5.38 x 2.47)
Having up and over door, light and power points.
Driveway

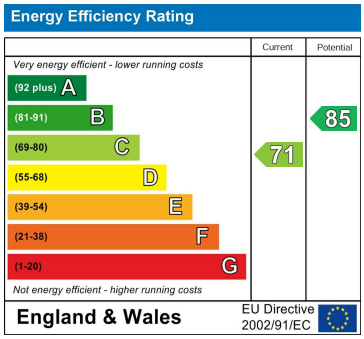
Area Map



Floor Plans



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.

28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW
Tel: 01455 613555 Email: profilesea@aol.com https://www.profiles-estates.co.uk