

249 Kirkby Road

, Barwell, LE9 8FR

£1,250 Per Month

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A 3 bedroomed modern semi detached house, having the benefit of PVCu double glazing, gas fire central heating, enclosed rear garden, detached garage and driveway, modern fitted kitchen and bedroom 1 with ensuite shower room.

The property is ideally located close to all local amenities and accessible for commuting to all major road networks such as M6, M69, M1 and A5.







Canopy Porch
With outside light point.

Reception Hall 4'0" x 3'4" (1.22 x 1.01)
Staircase to first floor, composite leaded double glazed door and radiator.

Spacious Lounge (front) 14'9" (max) x 12'7" (max) (4.50 (max) x 3.84 (max))
Electric fire in attractive surround raised marble hearth, laminate tiled floor, double radiator and PVCu double glazed picture window.

Guest Cloakroom (side) 4'8" (max) x 4'8" (max) (1.42 (max) x 1.41 (max))
Wash hand basin, tiled splash back, low flush wc, extractor fan, obscure PVCu double glazed window and radiator.

Dining Room (rear) 8'4" x 8'2" (2.55 x 2.49)
Laminate floor, PVCu double glazed patio doors, double radiator and archway.

Modern fitted Kitchen (rear) 9'2" x 7'6" (2.79 x 2.29)
Stainless steel sink unit, range of base and wall units (4 base units and 7 wall units), associated work surfaces, split level gas hob, electric fan assisted oven, extractor hood, ceramic wall tiling, tiled floor and wall mounted gas fired Ideal classic boiler.

First floor Landing 10'5" (max) x 9'5" (max) (3.18 (max) x 2.86 (max))
Roof void access to partly boarded roof void and airing cupboard off.

Modern Bathroom (side) 6'4" x 6'3" (1.93 x 1.91)
Full suite in white, panel bath, wash hand basin, low flush wc, radiator, down lights to ceiling and extractor fan.

Bedroom 1 (front) 12'11" (max) x 12'9" (max) (3.94 (max) x 3.88 (max))
Fitted twin double wardrobes, PVCu double glazed picture window and radiator.

En suite Shower Room (front) 6'6" x 2'6" (1.97 x 0.75)
Fitted shower cubicle with shower, wash hand basin, shaver point, radiator and obscure PVCu double glazed window.

Bedroom 2 (rear) 9'4" (max) x 8'4" (max) (2.85 (max) x 2.53 (max))
PVCu double glazed picture window and radiator.

Bedroom 3 (rear) 7'3" x 6'3" (2.21 x 1.90)
PVCu double glazed picture window and radiator.

Outside
Enclosed rear garden with established lawn, paved patio and gateway leading to rear driveway and detached garage.

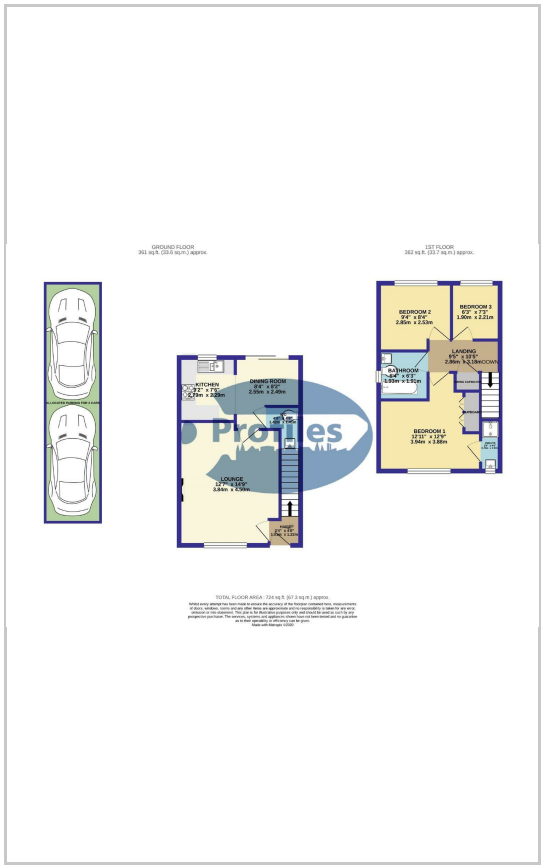
Walled front garden.

Detached garage. 16'9" x 8'0" (5.1 x 2.43)
With up and over door.

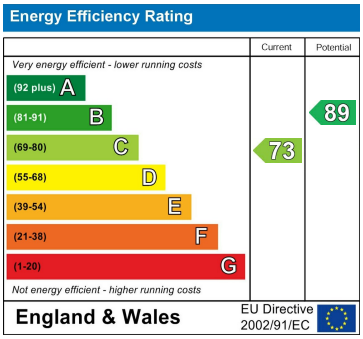
Area Map



Floor Plans



Energy Efficiency Graph



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