



## 249 Kirkby Road

, Barwell, LE9 8FR

£1,100 Per Month



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.

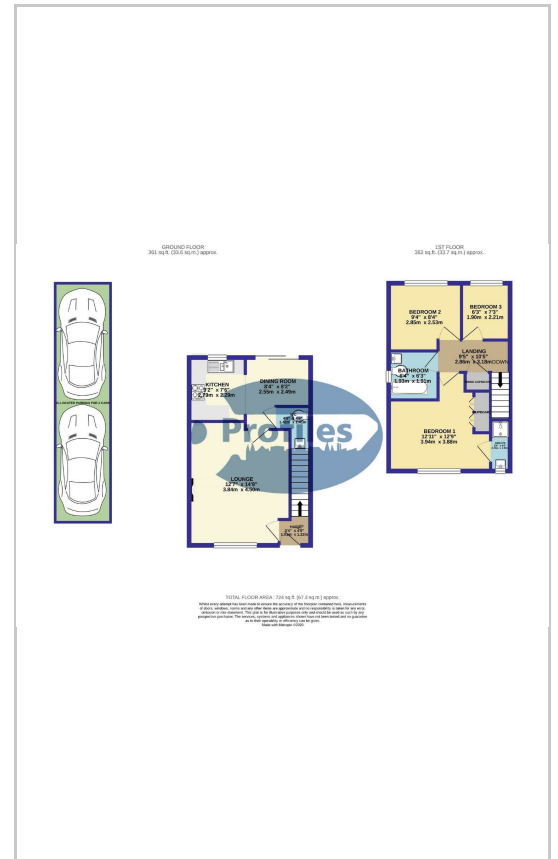
## Detached garage. 16'9" x 8'0" (5.1 x 2.43)

With up and over door.

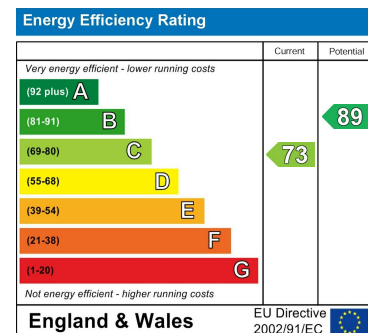
## Area Map



## Floor Plans



## Energy Efficiency Graph



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