



7 Saffron Close

Barwell, Leicester, LE9 8FW

Offers In The Region Of £410,000



An impressively tastefully decorated, substantially extended 5 bedroom, 2 bathroom, family detached house built by 'Thomas Lowe homes' and occupying a secluded position at the head of a picturesque cul-de-sac. The property is located behind a deep fore garden and has been maintained to a high standard throughout. Additional benefits of full gas central heating, PVCu double glazing, spacious breakfast kitchen, luxury bathroom with mixer shower, modern en-suite shower room with mixer shower, intruder alarm and landscaped tiered rear garden. PVCU fascia and soffits, 7 car block paved driveway and landscaped tiered rear garden.

Conveniently located close to all local amenities, to including local shops, schools and regular transport services, whilst being accessible for community to all major road links such as the M69, M1, M6 and A5.

MUST BE VIEWING.



Canopy porch

Reception hall 10'3" x 6'2" (3.13 x 1.90)

PVCu double glazed door, adjacent PVCu double glazed side window, coving, fitted cupboard, ceramic tiled floor and feature panel radiator.

Guest cloakroom 7'3" x 3'2" (2.21 x 0.99)

Suite in white comprising of a wash hand basin, low flush wc with a concealed cistern, tall cupboard finished in high gloss white and chrome ladder styled radiator.

Through lounge / dining room 25'0" x 13'9" (7.64 x 4.21)

PVCu double glazed bay window, twin PVCu double glazed french doors, feature live gas fire in attractive surround with raised hearth, solid oak floor, double and single radiators, 3 wall light points and twin multi glazed doors leading to the rear conservatory.

Spacious breakfast / kitchen (rear) 16'4" x 12'9" (4.98 x 3.90)

Feature corner twin bowled stainless steel sink unit, range of attractive base units, (8 base), associated work surfaces, twin tall cupboards, ceramic wall tiling, fitted dishwasher, PVCu double glazed window, PVCu double glazed door, feature panel radiator, ceramic tiled floor, and wall mounted gas fired boiler (Glow Worm Micron).

Utility room (side) 7'1" x 5'6" (2.16 x 1.68)

Stainless steel sink unit, range of base and wall units, tall cupboard, associated work surfaces, ceramic wall tiling and extractor hood.

Conservatory (rear) 10'8" x 10'1" (3.26 x 3.08)

Twin PVCu double glazed french doors, PVCu double glazed windows, radiator, multi pitched double glazed polycarbonate roof and ceramic tiled floor.

First floor landing 15'2" (max) x 8'11" (max) (4.63 (max) x 2.73 (max))

Bedroom 1 (rear) 14'1" (max) x 10'1" (max) (4.30 (max) x 3.08 (max))

Twin PVCu double glazed windows, laminate floor, radiators, 2 wall light points, fitted airing cupboard and twin double fitted wardrobes with full length mirrored doors.

En-suite shower (side) 8'4" (max) x 6'7" (max) (2.56 (max) x 2.01 (max))

Suite in white, comprising of corner fitted shower cubicle with a chrome mixer shower, wash hand basin in a vanity unit with twin base doors finished in 'high gloss' white and low flush wc,

Bedroom 2 (rear) 13'3" x 9'4" (4.05 x 2.87)

PVCu double glazed window, radiator, laminate floor, coving and fitted double wardrobe with full length mirrored doors.

Bedroom 3 (front) 12'10" x 8'0" (3.92 x 2.44)

PVCu double glazed window, radiator, laminate floor and fitted double wardrobe with full length mirrored doors.

Bedroom 4 (front) 15'5" x 7'10" (4.71 x 2.39)

PVCu double glazed window, radiator, laminate floor and coving.

Bedroom 5 (front) 11'8" xs 7'9" (max) (3.56 xs 2.37 (max))

PVCu double glazed window, radiator and laminate floor.

Modern luxury bathroom 7'4" x 5'2" (2.25 x 1.58)

Full suite in white, comprising of oval corner bath with chrome mixer shower and side screen, wash hand basin, low flush wc, ceramic tiled floor, chrome ladder styled radiator and down lights to the ceiling,

Outside

Deep fore garden with seven car block paved driveway and side gated access.

Enclosed rear tiered garden, with paved patio, feature pond with rockery and waterfall, raised decking, water tap and security light.

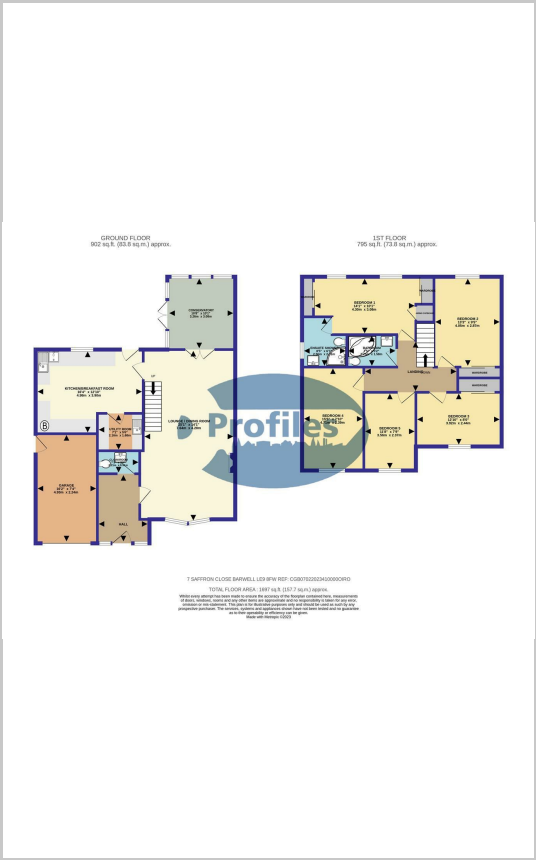
Garage 16'2" x 7'5" (min) (4.93 x 2.28 (min))

Up and over door, light and power points, side glazed door, stainless steel sink unit and hot and cold plumbing.

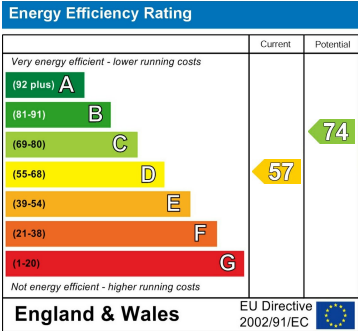
Area Map



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.