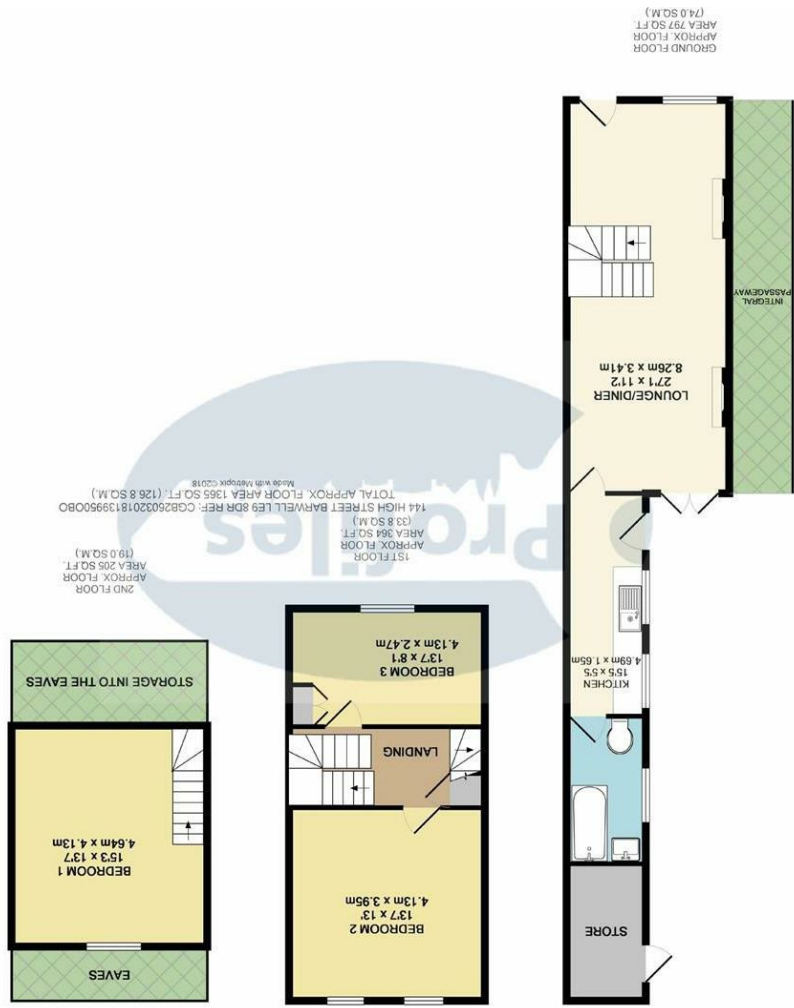


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**Independent Estate Agents**  
 Surveyors, Valuers and  
 Letting Agents



144 High Street, Barwell, LE9 8DR  
 Offers In The Region Of £180,000





# 144 High Street, Barwell, LE9 8DR

Offers In The Region Of £180,000

NO CHAIN

A show standard, three double bedrooms, three storey inner terraced house, maintained to a high standard and having the benefits of PVCu double glazing, gas fired central heating (condensing Greenstar 4000), modern kitchen, luxury bathroom and picturesque enclosed rear garden. This property is ideally located, close to local amenities and accessible for commuting to all major road links such as M69, M1, M6 & A5. MUST BE VIEWED.

## Spacious through lounge/dining room

27'1" x 11'3"  
Having laminate flooring, feature fireplaces with raised hearths, staircase to first floor, twin UPVC double glazed French doors, UPVC double glazed window to front, UPVC door to front, three central heating radiators, power points.



## Modern fitted kitchen (rear)

15'5" x 5'5"  
Having stainless steel sink unit, range of base units comprising three base units, associated bevel edged work surfaces, split level gas hob and electric fan assisted oven, twin UPVC double glazed picture windows, UPVC double glazed door, ceramic wall tiling, down lights to ceiling.



## Luxury bathroom (rear)

10'2" x 5'1"  
Having full suite in white comprising panelled bath with chrome mixer shower, wash hand basin in vanity unit with two base doors, low flush w.c, ceramic wall tiling, central heating radiator, obscure UPVC double glazed window, wall mounted Halstead gas fired combination boiler.



## First floor landing

12'8" max 5'7" min  
Having under stairs cupboard off, staircase to first floor, central heating radiator, smoke alarm.

## Bedroom 2 (rear)

13'7" max 13'0"  
Having twin UPVC double glazed windows, central heating radiator, laminate floor, power points.  
4.13m max 3.21m min x 2.71m max 1.20m min (13'7" max 10'6" min x 8'11" max 3'11" min)  
Having laminate floor, central heating radiator.

## Bedroom 3 (front)

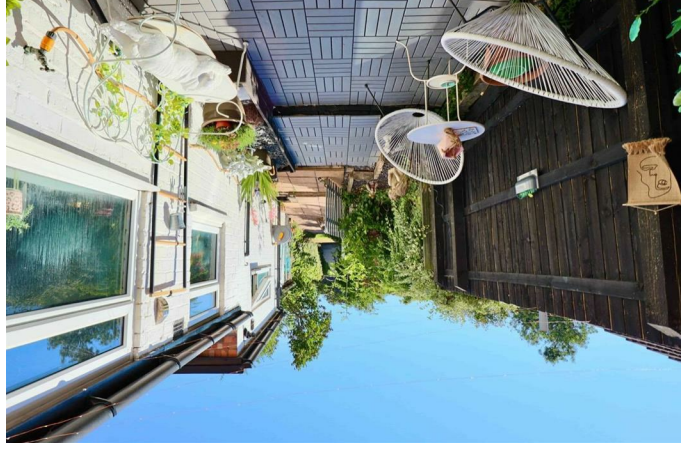
Having twin UPVC double glazed windows, central heating radiator, laminate floor, power points.



## Second floor bedroom 1

15'2" max x 13'7"  
Having UPVC double glazed window, storage to eaves, roof void access, feature archway, central heating radiator.

Having brick store 2.88m x 1.84m  
Enclosed rear garden with paved patio, established lawn, water tap, feature decking, integral passageway to walled front garden.



## Spacious Lounge/Dining Room (through)

27'1" x 11'3"  
Having laminate flooring, feature fireplaces with raised hearths, staircase to first floor, twin PVCu double glazed French doors, PVCu double glazed window to front, PVCu door to front and radiators.

## Modern Fitted Kitchen (rear)

15'5" x 5'5"  
Having a stainless steel sink unit, range of base units, associated bevelled edge work surfaces, split level gas hob, electric fan assisted oven, twin PVCu double glazed windows, PVCu double glazed door, ceramic wall tiling and down lights to ceiling.

## Luxury Bathroom (rear)

10'2" x 5'1"  
Having full suite in white comprising of a panel bath with chrome mixer shower, WHB in vanity unit with two base doors, low flush WC, ceramic wall tiling, radiator, obscure PVCu double glazed window, wall mounted Worcester Greenstar 4000 condensing boiler.



## Bedroom 3 (front)

Having twin PVCu double glazed windows, radiator and laminate flooring.



## Outside

Having brick store 2.88m x 1.84m  
Enclosed rear garden with paved patio, established lawn, water tap, feature decking and integral passageway to walled front garden.



## Bedroom 1 (second floor)

15'2" max x 13'7"  
Having PVCu double glazed window, storage to eaves, roof void access, feature archway and radiator.

