



# 54 Russett Close

, Barwell, LE9 8HZ

Offers In The Region Of £369,950



A spacious four bedroomed, 2 bathroom, family detached house built by the reputable Barrett homes, approached via a shared private driveway and occupying a secluded position. The property has the benefit of UPVC double glazing, gas fired central heating, double driveway and parking for three cars, double detached garage, enclosed rear garden, UPVC double glazed window, and water meter.

The property is ideally situated close to all local amenities, whilst being accessible for commuting to all major road links such as the A5, M69, M1 and M6.

Viewing strongly recommended,

NO CHAIN.



**Reception hall 13'10" (max) x 9'0" (max) (4.24 (max) x 2.75 (max))**

Staircase to first floor via spindle balustrade, radiator, room stat, double glazed door and under stairs cupboard off.

**Attractive lounge (front) 15'5" (max) x 14'4" (max) (4.70 (max) x 4.38 (max))**

Live gas fire in Adams style surround and raised marble hearth, PVCu double glazed bay window, central heating radiator and coving,

**Study (front) 9'8" (max) x 8'6" (max) (2.96 (max) x 2.60 (max))**

Walk in PVCu double glazed window and radiator.

**Guest cloakroom (side) 7'1" x 3'5" (2.16 x 1.04)**

Wash hand basin with tiled splash back, low flush w.c, obscure PVCu double glazed window and radiator.

**Utility room (side) 7'0" 5'3" (2.14 1.61)**

Obscure PVCu double glazed side window, central heating radiator, stainless steel sink unit, range of base units, associated bevel edged work surfaces, awall mounted Ideal gas fired central heating boiler, adjacent programmer, plumbing for a washing machine, ceramic wall tiling, obscure PVCu double glazed window and radiator.

**Modern fitted breakfast /kitchen (rear) 16'5" (max) x 9'1" (5.01 (max) x 2.79)**

Stainless steel sink unit, range of base and wall units (five base units and five wall), associated bevel edged work surfaces, split level gas hob and electric oven, extractor hood, PVCu double glazed window, ceramic tiled floor, radiator and plumbing for a dishwasher,

**Attractive dining room (rear) 10'11" x 9'1" (3.32 x 2.77)**

Twin PVCu double glazed French doors and radiator,

**First floor landing 11'7" max 2'9" min x 7'5" (3.53 max 0.83 min x 2.26)**

Roof void access leading to partially boarded roof void, airing cupboard and radiator.

**Bedroom 1 (front) 11'7" x 11'4" (3.52 x 3.45)**

Fitted wardrobes (twin double wardrobes, dressing table), PVCu double glazed window, twin alcoves, twin bed base units, range of wall units and radiator.

**En-suite shower (front)**

Fitted shower cubicle with plumbed chrome shower, wash hand basin in vanity unit with two base doors, low flush w.c, radiator, shaver point, obscure PVCu double glazed window and extractor fan.

**Bedroom 2 (rear) 12'3" (max) 11'0" (max) (3.74 (max) 3.37 (max))**

PVCu double glazed window and radiator.

**Bedroom 3 (front) 12'10" x 9'8" (3.91 x 2.94)**

PVCu double glazed window and radiator,

**Bedroom 4 (rear) 10'2" (max) x 8'9" (max) (3.10 (max) x 2.67 (max))**

PVC double glazed window and radiator.

**Bathroom (rear) 7'0" x 5'9" (2.13 x 1.75)**

Oval wash hand basin in vanity unit, low flush w.c, panelled bath with chrome mixer shower, obscure PVCu double glazed window, extractor fan and ceramic wall tiling.

**Outside**

Enclosed rear garden with lawn and gated side access.

Front private driveway and parking for up to four cars,

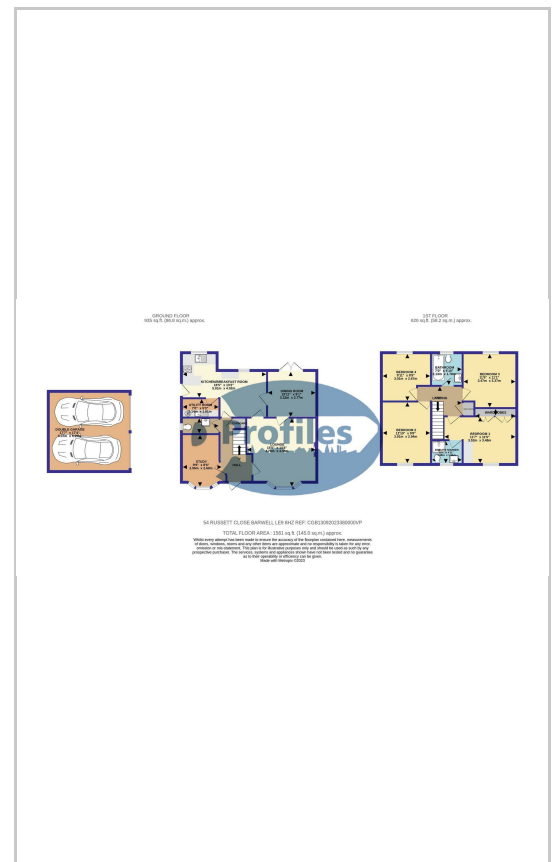
**Double garage 17'7" x 17'4" (5.37 x 5.29)**

Having twin up and over doors, light and power

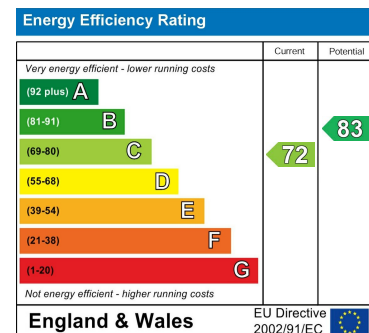
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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