



## 28 Kirkby Road

Barwell, Leicester, LE9 8FN

Offers In The Region Of £175,000



A deceptively spacious tastefully decorated well appointed 2 bedroom end terrace house and maintained to a high standard throughout. Additional benefits of gas central heating (combination boiler), PVCu double glazing, spacious breakfast kitchen/dining room, attractive lounge, utility room, rear enclosed veranda, modern bathroom with shower, established south easterly facing rear garden and brick outhouse.

The property is ideally located close to all local amenities, including local shops, schools and regular public transport services and accessible for commuting to all major road links such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.



**Attractive lounge (front). 12'7" x 12'2". (3.84 x 3.73.)**

PVCu double glazed window, PVCu front door, radiator and fitted double corner cupboard.

**Inner hall. 3'3" x 2'7". (1.01 x 0.80.)**

Staircase leading to the first floor.

**Spacious breakfast kitchen/ dining room (rear). 12'7" x 10'4". (3.84 x 3.15.)**

Stainless steel sink , range of attractive base and wall units (6 base and 5 wall) finished in high gloss, associated work surfaces, split level ceramic hob, electric (fan assisted) oven, extractor hood, plumbing for a dish washer, understairs cupboard, PVCu double glazed window, radiator and laminate floor.

**Utility room (rear). 8'1" x 5'6". (2.48 x 1.68.)**

PVCu double glazed window ,PVCu double glazed door, laminate floor, plumbing for a washing machine and a wall mounted gas fired combination gas fired boiler ( Pro Combi 100HE).

**Side enclosed veranda (rear). 8'8" x 6'2". (2.65 x 1.89.)**

Obscure PVCu double glazed side door, PVCu double glazed adjacent windows and 1 wall light point.

**First floor landing. 12'6" (max) x 10'4" (max). (3.82 (max) x 3.15 (max).)**

Fitted cupboard with access to the roof void and radiator.

**Bedroom 1 (front). 12'7" x 12'1". (3.84 x 3.69.)**

PVCu double glazed window and radiator.

**Bedroom 2 (rear). 9'4" x 7'11". (2.87 x 2.43.)**

PVCu double glazed window and radiator.

**Modern bathroom (rear). 8'1" x 5'6". (2.48 x 1.68.)**

Full suite in white, 'P shaped' bath with a mixer shower, wash hand basin, low flush wc, laminate floor, ceramic tiling and obscure PVCu double glazed window.

**Outside.**

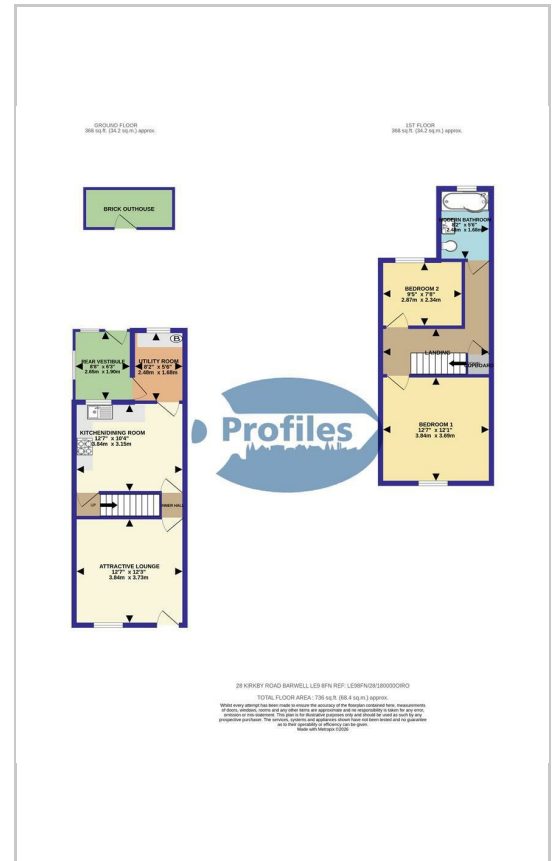
Enclosed walled fore garden.

Established lawned rear garden some 80' plus in length, water tap, pedestrian access, patio and brick outhouse.

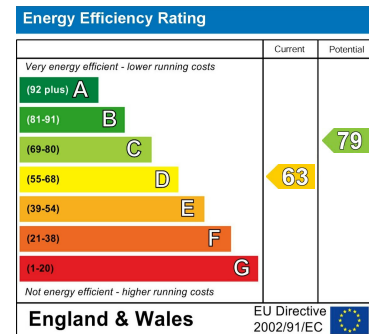
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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