



## 70 Bradgate Road

, Barwell, LE9 8FA

Offers In The Region Of £210,000



A well maintained, show standard, tastefully decorated, three bedroomed, traditional styled, extended semi-detached house having the benefit of PVCu double glazing, gas fired central heating, luxury extended kitchen, detached garage, four to five car driveway, larger than average landscaped rear garden, viewing essential.

The ideally located close to all local amenities, including local shops, schools and regular public transport services.

The property is accessible for commuting to all major road links such as the A5, M69, M6 and M1.

VIEWING ESSENTIAL.



**Fully enclosed porch 5'9" x 2'0" (1.75 x 0.62)**  
Obscure glazed door, side glazed window.

**Reception hall 4'5" max 2'8" min x 3'1" (1.34 max 0.81 min x 0.95)**  
Radiator, obscure double glazed door, and tiled floor.

**Spacious lounge (front) 15'9" x 14'8" (4.80 x 4.46)**  
PVCu double glazed bay window, twin alcoves, radiator, fitted carpet ,electric fire in attractive surround, under stairs cupboard off with window and wall mounted fan assisted gas fired condensing combination boiler.

**Modern bathroom (rear) 7'7" x 5'4" (2.30 x 1.63)**  
Full suite in white, panelled bath with electric shower, pedestal wash hand basin, low flush wc, laminate floor, down lights to ceiling and radiator.

**Extended fitted luxury breakfast kitchen (rear). 14'7" (max) x 11'8" (max) (4.46 (max) x 3.58 (max))**  
Stainless steel sink unit, range of base and wall units comprising of six base units and four wall units, associated bevel edged work surfaces, split level electric hob, electric oven, extractor hood, hot and cold plumbing for washing machine and dish washer, radiators, down lights to ceiling and laminate floor.

**First floor landing 8'4" (max) x 7'10" (max). (2.56 (max) x 2.40 (max).)**  
Roof void access.

**Bedroom 1 (front) 13'6" x 8'10" (4.11 x 2.68)**  
PVCu double glazed window, radiator and fitted wardrobe.

**Bedroom 2 (rear) 11'2" x 9'3" (3.41 x 2.81)**  
PVCu double glazed window and radiator.

**Bedroom 3 (rear) 8'1" max 7'11" (2.47 max 2.42)**  
PVCu double glazed window and radiator.

**Outside**  
Front garden with four car driveway and twin side gates.

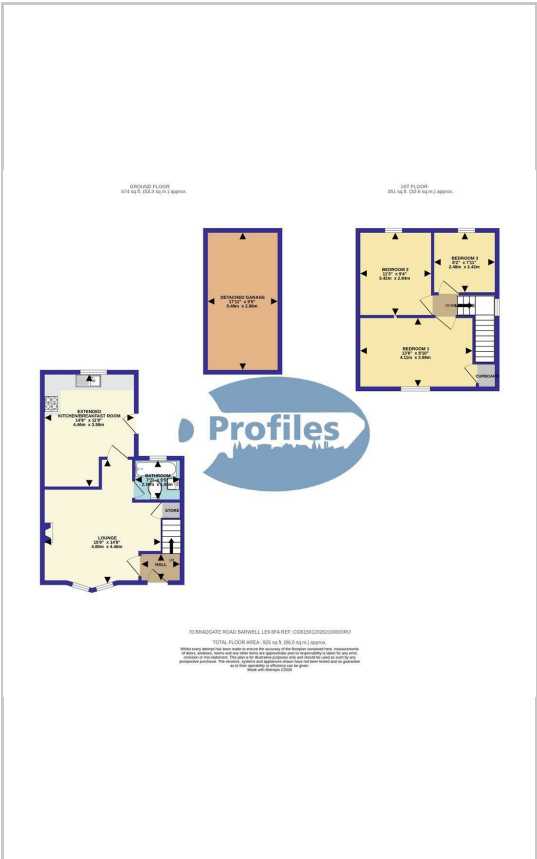
Established larger than average lawned rear garden with paved patio.

**Detached garage 17'11" x 9'5" (5.47 x 2.87)**  
Up and over door.

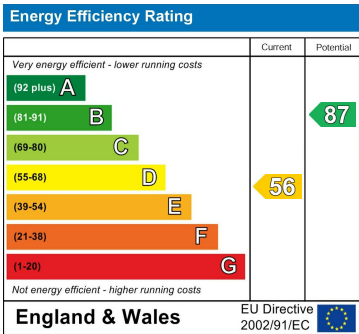
Area Map



Floor Plans



Energy Efficiency Graph



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