



29 Kirkby Road, Barwell, LE9 8FP  
£189,950

wards  
Residential

Freehold. NO CHAIN. A traditional two bedroom terraced house located on the popular Kirkby Road in Barwell, within easy walking distance of Barwell village centre and its wide range of amenities. The property also benefits from easy access to local bus routes, doctor's surgery and primary school. The accommodation briefly comprises: Ground Floor: Lounge, Dining Room, Kitchen. First Floor: two Bedrooms and Family Bathroom. Externally, there is a small front garden and to the rear is an attractive good sized garden. UPVC double glazing and gas fired central heating.

### Lounge

3.7 x 1.92 Metres

With decorative fireplace on a black tiled hearth. UPVC front door and UPVC bay window to the front elevation.

### Lobby

With understairs store.

### Dining Room

3.7 x 3.66 Metres

With UPVC window to the rear elevation.

### Lobby

With built in storage and UPVC door to the garden.

### Kitchen

2.13 x 3.16 Metres

Fitted with a good range of wood effect base and wall units with granite veneer work surfaces over and stainless steel sink and draining board. Single oven with gas hob and extractor over and plumbing for a washing machine. Black metro tile splashbacks and vinyl tiled flooring. Ceiling spotlights and UPVC window to the side elevation.



## Landing

Providing access to:

## Bedroom 1

4.26 x 3.36 Metres

With feature cast iron fireplace on a metro tile hearth and two UPVC windows to the front elevation.

## Bedroom 2

2.23 x 3.65 Metres

With store cupboard and UPVC window to the rear elevation.

## Bathroom

2.13 x 4.42 Metres

Fitted with a four piece white suite comprising pedestal sink, low flush WC, shower in a cubicle and bath. White metro tiled splashbacks and laminating flooring. Extractor fan and UPVC window to the rear elevation.

## Outside

Externally, to the front elevation, there is a paved garden area with dwarf wall adjacent to the pavement.

To the rear, the sizeable rear gardens are predominantly laid to lawn with some planted shrubs. Adjacent to the house is a slate patio area which leads to a decked area and the lawn thereafter. The gardens are enclosed by timber fencing and benefit from gated access from the front elevation.

**EPC Rating - E(51)**

**Council Tax Band - A**

**Call 01455 251771 to make an appointment to view this property**





TOTAL FLOOR AREA: 849 sq ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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