



59 Mayfield Way, Barwell, LE9 8BL  
Offers over £190,000

wards  
Residential

Freehold. NO CHAIN. A spacious three-bedroom semi-detached property located in a sought-after area of Barwell, just off Shilton Road. With convenient access to local bus routes, the A47, Barwell village centre and Earl Shilton town centre. In need of some modernisation, the accommodation briefly comprises: Ground Floor: Entrance Hall, Lounge, Dining Room, Kitchen and large Carport. First Floor: three Bedrooms and Bathroom. Externally, there is a driveway and garden to the front and enclosed gardens to the rear. Gas fired central heating and timber single glazed with secondary glazing.

### Entrance Hall

With timber single glazed front door and side window with secondary glazing.

### Lounge

4.18 x 3.54 Metres

With gas fire on tiled heath, double doors to the Dining Room and timber single glazed window with secondary glazing to the front elevation.

### Dining Room

3.04 x 2.84 Metres

With timber single glazed French Doors with side windows with secondary glazing to the rear elevation.

### Kitchen

3.05 x 2.54 Metres

Fitted with a range of wood effect base and wall units with granite effect work surfaces over and stainless steel sink and drainer. Single oven with gas hob over. Floor mounted boiler. Extractor fan, store cupboard and linoleum flooring. Timber single glazed window to the rear elevation.

### Landing

With loft access hatch and UPVC double glazed window to the side elevation.



### **Bedroom 1**

**4.17 x 3.3 Metres**

With built in wardrobe and timber single glazed window with secondary glazing to the front elevation.

### **Bedroom 2**

**3.04 x 3.29 Metres**

With built in store cupboard and UPVC double glazed window to the rear elevation.

### **Bedroom 3**

**2.89 x 2.12 Metres**

Timber single glazed window with secondary glazing to the front elevation.

### **Bathroom**

**1.95 x 1.66 Metres**

Fitted with a three piece white suite comprising sink over a vanity unit, low flush WC and jacuzzi bath with electric shower over. Full height wall tiling, extractor fan and ceiling spotlights. Timber single glazed window with secondary glazing to the rear elevation.

### **Carport**

**7.74 x 2.31 Metres**

With store cupboard and concrete floor. Timber double doors to the front and UPVC double glazed window and door to the rear elevation.





## Outside

To the front elevation, there is a dwarf wall to the pavement edge, with a small lawned area to the front of the property with two trees. There is a concrete driveway leading to the car port and a path to the front door.

To the rear elevation, the garden is a good size and is predominantly laid to lawn with a patio area adjacent to the house and gravelled area to the rear of the plot. The rear garden is enclosed by timber fencing.

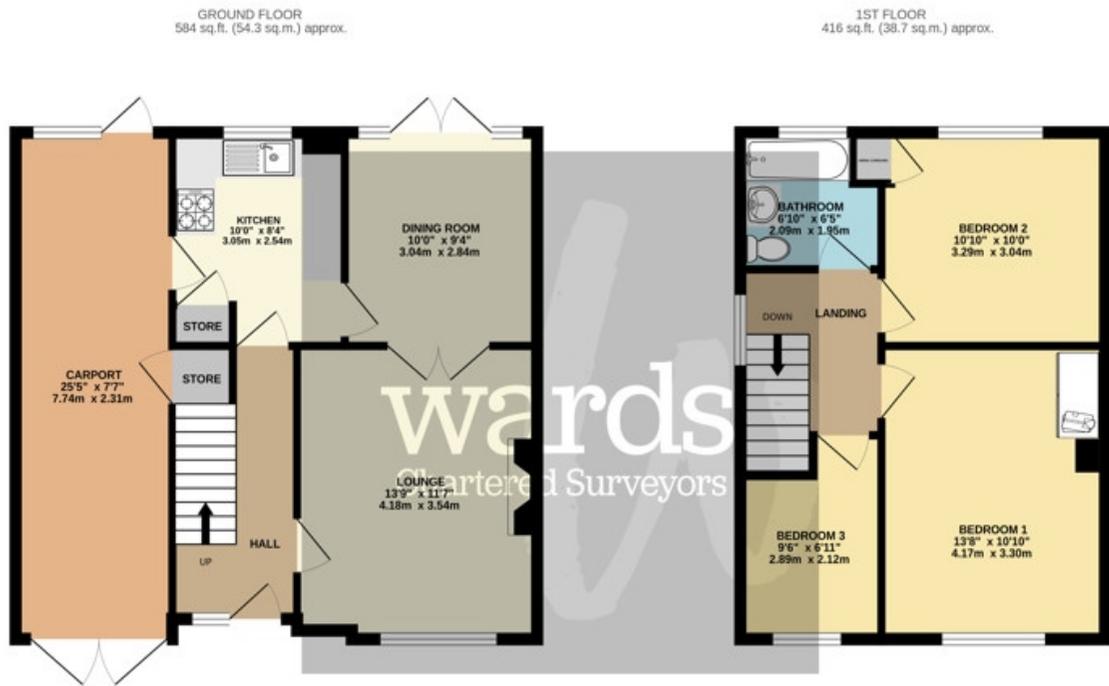


**EPC Rating - E(53)**

**Council Tax Band - B**

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





TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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.  
Made with Metropix ©2024

These particulars, whilst intended & believed to be accurate are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836