



70 Church Lane

, Barwell, LE9 8DG

£750 Per Calendar Month



AVAILABLE FROM 13TH JULY 2021

A spacious, well maintained and tastefully decorated, three bedroomed town house in convenient location. The property has the benefit of gas fired central heating, UPVC double glazing. Spacious kitchen/dining room with appliances, garage



Reception hall 9'7" x 2'11" (2.91 x 0.90)

Having cushion wooden laminate floor, central heating radiator, easy tread staircase to first floor, obscure UPVC double glazed door.

Attractive lounge (front) 12'8" x 12'2" (3.85 x 3.71)

Having UPVC double glazed picture window, central heating radiator.

Modern breakfast kitchen/dining room (rear) 18'5" x 8'5" (5.61 x 2.57)

Having stainless steel sink unit, range of base and wall units comprising of five base units and three wall units, associated bevel edged work surfaces, central heating radiator, ceramic wall tiling, built in cupboard off, fitted dishwasher, oven, fridge/freezer and washing machine.

First floor landing

2.19m max 0.79m min x 3.19m max 1.68m min (7'2" max 2'7" min x 10'6" max 5'6" min)
Having linen cupboard off, roof void access, gas fired Vaillant combination boiler.

Bedroom 1 (front)

3.9m max 1.30m min x 3.37m max 3.05m min (12'10" max 4'3" min x 11'1" max 10' min)
Having leaded UPVC double glazed picture window, central heating radiator, power points.

Bedroom 2 (rear) 8'10" x 7'5" (2.69 x 2.25)

Having UPVC double glazed picture window, central heating radiator, fitted wardrobe, textured ceiling, power points.

Bedroom 3 (front)

2.42m max 1.48m min x 2.15m max 1.22m min (7'11" max 4'10" min x 7'1" max 4' min)
Having UPVC double glazed picture window, central heating radiator, fitted cupboard, power points.

Modern bathroom (rear) 8'0" x 5'3" (2.43 x 1.59)

Having full suite in white comprising of panelled bath with plumbed chrome shower and side screen, pedestal wash hand basin, low flush w.c, chrome ladder style central heating radiator, obscure UPVC double glazed window.

Outside

Having enclosed rear garden, patio area, front garden.

Garage

General information

TENURE

We understand that the property is freehold however the purchasers solicitor should clarify this.

SERVICES

All mains services are connected to the property to include mains gas, electricity, water and drainage.

FIXTURES AND FITTINGS

All those items mentioned in the sales particulars are included in the purchase price.

VIEWING ARRANGEMENTS

By prior appointment through the selling agents, Profiles Estate Agents 01455 613555.

Council Tax Band:

Every effort has been made to ensure that these particulars are accurate and reliable. Should, however you discover any query or error please contact this office and we will be pleased to make the necessary alterations.

We have an obligation to our vendor/client to ensure that any offers made for the property can be substantiated. Therefore one of our financial services representatives will contact you to qualify your offer

OFFICE OPENING HOURS

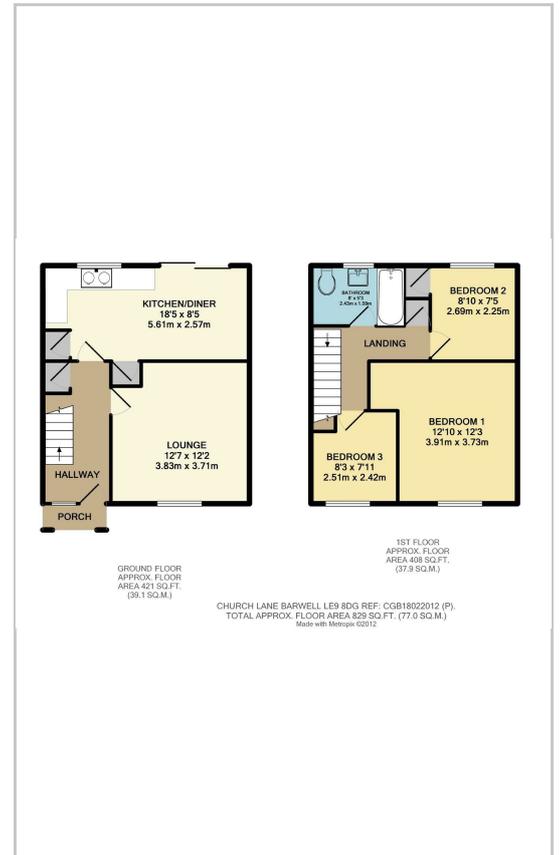
MONDAY - FRIDAY 9.AM- 6pm

Saturday 9am -4pm

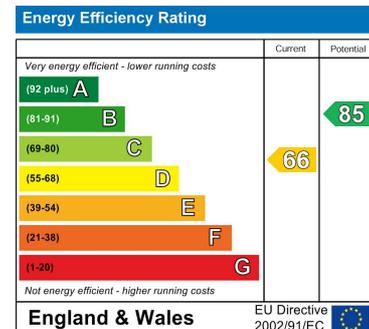
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.

28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW

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