

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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14 CHAPMAN CLOSE, BARLESTONE, CV13 0HJ

£300,000

NO CHAIN. Attractive modern 2004 built detached family home. Sought after and convenient cul de sac location within walking distance of the village centre including shops, primary school, takeaways, public houses and restaurants. Immaculately presented with range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, coving, feature fireplace, modern kitchen and bathroom, fitted wardrobes, gas central heating and UPVC SUDG. offers entrance porch, entrance hallway, separate WC, kitchen, lounge dining room and UPVC SUDG conservatory. 4 bedrooms (main with en suite shower room) and family bathroom. Wide driveway to a integral garage. Landscaped sunny rear garden. Viewing recommended. Carpets, curtains, blinds, light fittings and white goods included.



TENURE

Freehold

Council tax band D

ACCOMMODATION

Open pitch and tiled canopy porch with overhead lighting. Attractive blue composite panel and SUDG front door to:

ENTRANCE PORCH

Ceramic tiled flooring, overhead lighting and attractive white panel and glazed door leads to:

ENTRANCE HALLWAY

Single panel radiator, wired in smoke alarm, thermostat for central heating system, doorbell chime and coving to ceiling. Dog leg stairway to first floor with pine spindle balustrades. Attractive four panel white interior doors to:

SEPARATE WC

White suite consisting low level WC and wall mounted sink unit with tiled splashbacks. Ceramic tiled flooring, radiator and extractor fan.



FITTED KITCHEN TO FRONT

7'4" x 12'8" (2.25 x 3.88)

Range of cream fitted kitchen units consisting inset single drainer resin sink with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and five drawer unit with contrasting woodgrain working surfaces above and tiled splashbacks. Inset four ring ceramic hob unit with integrated extractor above and double fan assisted oven with grill beneath. Further matching range of wall mounted cupboard units, one concealing the Worcester gas condensing combination boiler for central heating and domestic hot water. Integrated freezer, appliance recess points and plumbing for automatic washing machine (white goods are included) Ceramic tiled flooring and radiator. UPVC SUDG door to the side of the property.

LOUNGE DINING ROOM TO REAR

20'4" x 13'11" (6.20 x 4.26)

Lounge area with feature contemporary fireplace having ornamental wood surrounds, raised black granite hearth and backing incorporating coal effect gas fire. TV aerial point and coving to ceiling. Dining area with double panel radiator, coving to ceiling and useful understairs storage cupboard. UPVC SUDG sliding patio doors lead to:



UPVC SUDG CONSERVATORY TO REAR

11'1" x 10'0" (3.40 x 3.05)

Ceramic tiled flooring, double panel radiator, two double power points, ceiling mounted fan light and two matching wall lights. Conservatory blinds included. UPVC SUDG French doors leading to rear garden.



FIRST FLOOR LANDING

Pine spindle balustrades, wired in smoke alarm and radiator. Loft access with extending aluminium ladder, loft is boarded with lighting.

BEDROOM ONE TO FRONT

10'11" x 12'11" (3.34 x 3.95)

Dressing table and two matching bedside cabinets. Radiator, TV aerial point and door to:



EN SUITE SHOWER ROOM

4'7" x 7'7" (1.42 x 2.33)

White suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, cream heated towel rail, shaver point, inset ceiling spotlights and extractor fan.



BEDROOM TWO TO REAR

9'11" x 10'11" (3.03 x 3.34)

Radiator.



BEDROOM THREE TO FRONT

10'0" x 9'0" (3.05 x 2.75)

Radiator.



BEDROOM FOUR TO REAR

9'11" x 10'11" (3.03 x 3.33)

Range of fitted bedroom furniture in maple consisting two double, two single and one corner wardrobe unit incorporating hanging rails and shelves. Chest of drawers and mirror. Radiator.



FAMILY BATHROOM

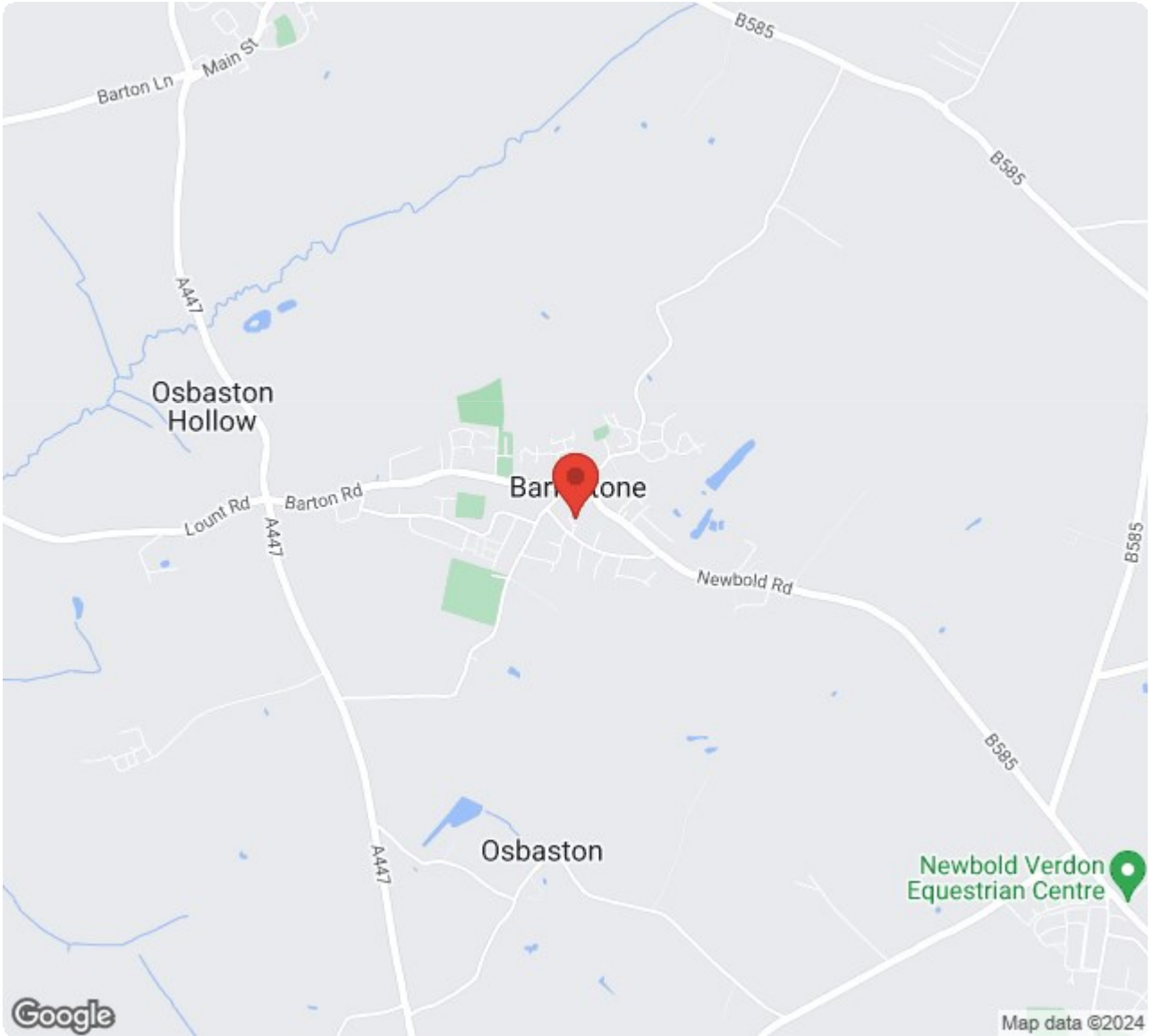
6'4" x 6'8" (1.95 x 2.05)

White suite consisting panelled bath, pedestal wash hand basin and low level WC. Contrasting half tiled surrounds, cream heated towel rail, inset ceiling spotlights, shaver point and extractor fan.

OUTSIDE

The property is nicely situated in a cul de sac, set back from the road. Having a full width Tarmacadam and block paved driveway leading to the single integral garage 2.54m x 5.03m with electric roller shutter door to front, light, power and cold water tap. Slabbed pathway and UPVC door leads to the fully fenced and enclosed rear garden which has been landscaped with a slab patio adjacent to the rear of the property. Beyond which the garden is principally in decorative stone with surrounding beds and borders. Large timber shed. Garden has a sunny aspect .





Ground Floor



First Floor



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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