



46 MANOR ROAD, BARLESTONE, CV13 0HY

ASKING PRICE £290,000

Outstanding extended vastly improved and refurbished modern Jelson built semi detached family home. Sought after and convenient within walking distance of the village centre including shops, primary school, parks, bus service, takeaways, public houses, open countryside and good access to major road links. Immaculately presented including oak panelled interior doors, glass and oak balustrades, air conditioning units, Amtico flooring, coving, feature contemporary marble fireplace, refitted kitchen and shower room, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, through lounge dining room, dining kitchen, utility room and separate WC. Three bedrooms and shower room. Wide driveway. Well kept hard landscaped rear garden with large garden store/workshop. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Attractive red composite panelled SUDG and leaded front door to

ENTRANCE PORCH

with inset ceiling spotlights. Further red composite composite panelled door to

ENTRANCE HALLWAY

with double panelled radiator. Wired in smoke alarm. Coving to ceiling. Stairway to first floor with oak and glass balustrades. Throughout the property the light switches and power points and in brush chrome. Attractive oak panelled and glazed door to

THROUGH LOUNGE DINING ROOM

11'1" x 24'4" (3.38 x 7.42)

the lounge area to front with feature contemporary marble fireplace incorporating a living flame coal effect gas fire with remote control. Power point & TV aerial point above. Double panelled radiator. Two matching wall lights. Coving to ceiling. Feature archway to rear dining area with radiator. Coving to ceiling. Wall mounted Bosch air conditioning unit. UPVC SUDG French doors to rear garden with built in blinds.



EXTENDED REFITTED DINING KITCHEN TO REAR

15'3" x 12'5" (4.67 x 3.81)

with Hammonds fitted kitchen in pale pebble with soft close doors. Inset Belfast sink unit with chrome mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and two drawer units. Contrasting white Quartz working surfaces above with inset four ring Neff induction hob. Black chimney extractor hood above. Matching upstands and tiled splashbacks. Further range of wall mounted cupboard units. Further integrated appliances including a fridge freezer, Neff fan assisted oven with grill with Hide and slide door. Neff combination microwave oven. Two radiators. Power points. Concealed lighting. over the working surfaces. TV aerial point. Inset ceiling spotlights. Wall mounted Bosch air conditioning unit with remote control. Amtico woodgrain flooring. Useful under stairs storage cupboard. UPVC SUDG doors to rear garden. Door to



UTILITY ROOM L-SHAPED

10'5" x 6'1" (3.20 x 1.87)

with fitted black roll edged working surfaces. One double wall mounted cupboard unit in cream. Appliance recess points and plumbing for automatic washing machine. Radiator. Inset ceiling spotlights. UPV SUDG door to front of the property. Door to

SEPERATE WC

with white suite consisting low level WC, wall mounted sink unit. Tiled splashbacks. Chrome heated towel rail. Inset ceiling spot lights.

FIRST FLOOR LANDING

with oak and glass balustrades. Oak panelled interior door to

REAR BEDROOM ONE

11'1" x 12'4" (3.39 x 3.78)

with a range of Hammonds fitted bedroom furniture in cream woodgrain consisting one double and one corner wardrobe unit, two matching bedside cabinets. Radiator. Power points and TV aerial. Bosch air conditioning unit with remote control. Coving to ceiling.



BEDROOM TWO TO FRONT

11'5" x 10'1" (3.48 x 3.09)

with built in Hammonds fitted slide robes in gloss cream and mocha. Radiator. Coving to ceiling.



BEDROOM THREE TO FRONT

6'11" x 7'11" (2.13 x 2.43)

with a range of bedroom furniture in gloss white consisting one double and one single wardrobe unit, radiator. Coving to ceiling.



REFITTED SHOWER ROOM TO REAR

8'2" x 7'4" (2.51 x 2.24)

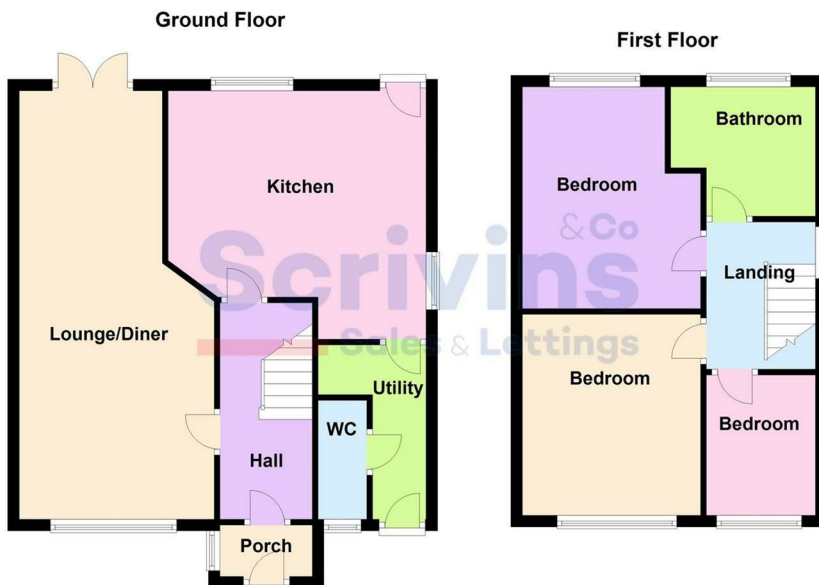
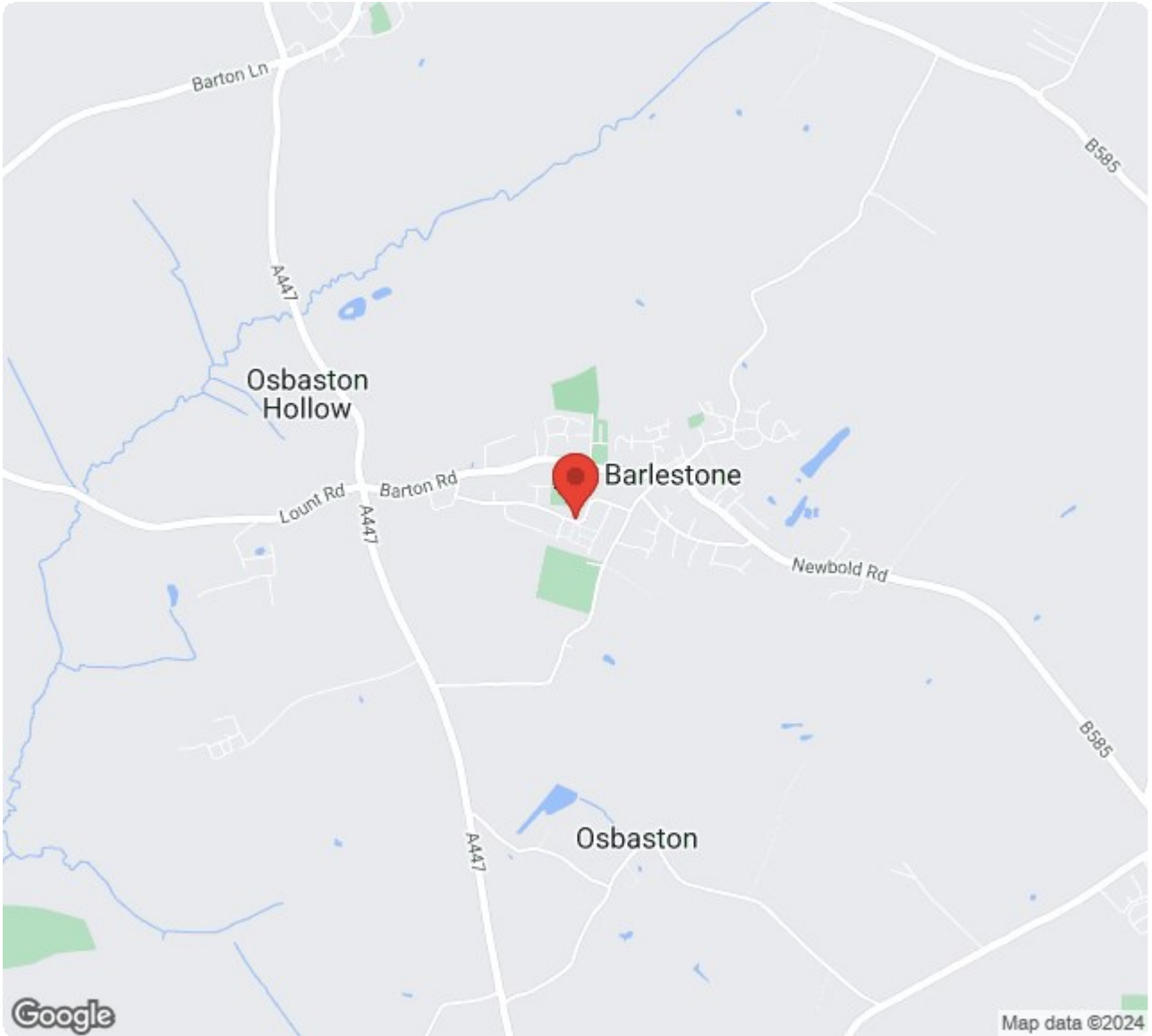
with white suite consisting full tiled double shower cubicle with glazed shower door. Rainfall shower above. Vanity sink unit with gloss dark grey cupboard beneath. Illuminated mirror fronted bathroom cabinet. Low level WC. Contrasting full tiled surrounds. Grey wood grain luxury vinyl tiled flooring. Double panelled radiator. Inset ceiling spotlights. Extractor fan. Door to airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.



OUTSIDE

The property is set back from the road having a full width block paved driveway to front. Offering ample car parking. Surrounding brick retaining wall. Black wrought iron gate leads to the fully fenced and enclosed rear garden which has been hard landscaped having a full width block paved patio adjacent to the rear of the property. Beyond which the garden is paved for easy maintenance with surrounding lawned area. Outside lighting. Hot and cold water taps. Sectional concrete garden store (2.43m x 4.94m) with up and over door to front. Windows to side. Light and power with up and over door to front. Rear garden houses the Bosch air conditioning unit and control.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	



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