

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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259 KIRKBY ROAD, BARWELL, LE9 8FR

OFFERS OVER £240,000

NO CHAIN. Impressive 2006 Miller homes built, three storey, four bedroomed, semi detached family home. Close to open country side, sought after and convenient location within walking distance of the village centre, including shops, schools, parks, bus service, pubs, takeaways. Good access to major road links. Immaculately presented with a range of good quality fixtures and fittings, including white panelled interior doors, ceramic tiled flooring, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation, offers entrance hall, lounge with feature fireplace, inner lobby and separate WC, fitted dining kitchen, main bedroom with en-suite shower room and family bathroom, driveway offers ample car parking. Well kept front and hard landscaped sunny rear garden. Viewing highly recommended. New carpets and blinds included.



TENURE

Freehold

OPEN CANOPY PORCH

With outside lighting, attractive white panelled sealed unit double glazed front door to

ENTRANCE HALLWAY

With Ceramic tile flooring, radiator, wall mounted consumer unit, stairway to first floor. Attractive white six panel interior doors to

FRONT LOUNGE

14'6" x 12'5" (4.44 x 3.81)

With feature contemporary fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a stainless steel living flame pebble effect electric fire. Double panel radiator, TV aerial point, door to inner lobby with ceramic tile flooring, door to

SEPARATE WC

White suite consisting of low level WC, wall mounted sink unit, tile splashbacks, ceramic tile flooring and radiator.

FITTED DINING KITCHEN TO REAR

15'8" x 9'0" (4.80 x 2.76)

With a fashionable range of light grey fitted kitchen units consisting inset one and a half bowl, single drain and stainless steel sink with mix taps above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting grey roll edged working surfaces above with inset 4 ring stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor hood above, tiled splashbacks. Further matching range of wall mounted cupboard units one concealing the gas condensing Baxi boiler for central heating and domestic hot water with digital programmer. (new as of 2023, with 9 years warranty remaining.)

Appliance recess points, plumbing for automatic washing machine, black ceramic tiled flooring, double panel radiator. UPVC SUDG sliding patio doors to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, thermostat for central heating system. wired in smoke alarm, radiator, stairway to second floor with white spindle balustrades, door to

FRONT BEDROOM TWO

9'5" x 11'5" (2.89 x 3.49)

With single panel radiator, door to



REAR BEDROOM 3

9'3" x 8'2" (2.84 x 2.51)

With single panel radiator, door to



REAR BEDROOM FOUR

7'1" x 6'2" (2.18 x 1.90)

With single panel radiator



FAMILY BATHROOM

6'3" x 6'3" (1.91 x 1.92)

With white suite consisting panelled bath. Pedestal washing basin and low level WC, contrasting half tiled surrounds including the flooring, shaver point, radiator, extractor fan and inset ceiling spotlights.



SECOND FLOOR LANDING

With single panel radiator, wired in smoke alarm. Door to the airing cupboard housing the cylinder, fitted immersion heater for supplementary domestic hot water.

FRONT BEDROOM ONE

12'2" x 16'1" (3.73 x 4.91)

With a range of fitted bedroom furniture in white to the full width of one wall consisting two double and one single wardrobe units, two radiators, TV aerial point. Further built in storage cupboard over the stairs. Loft access door to



ENSUITE SHOWER ROOM

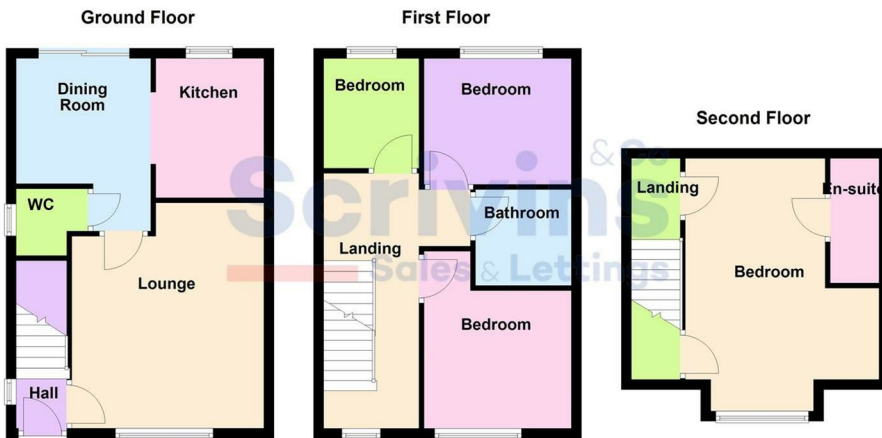
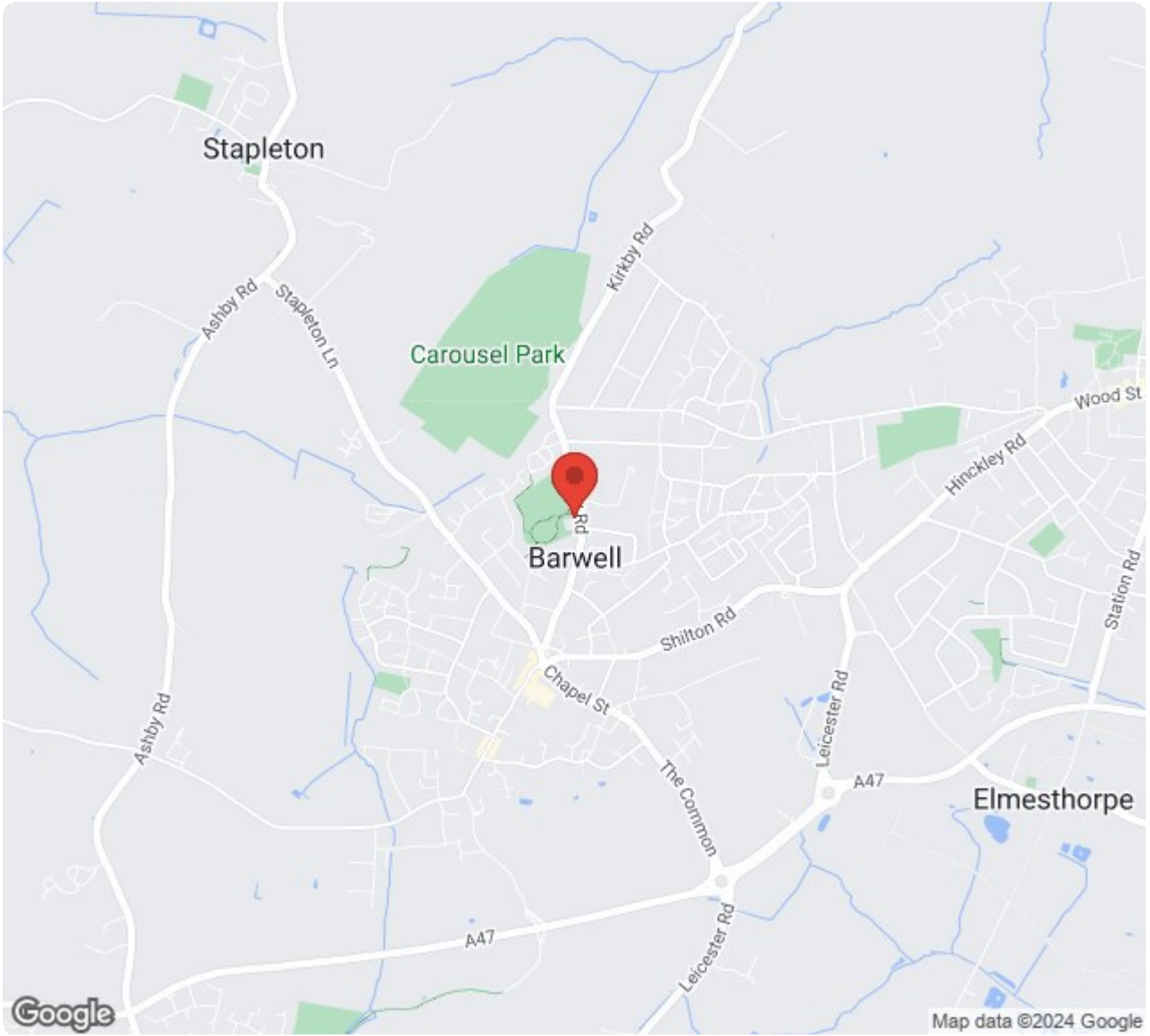
8'1" x 3'2" (2.48 x 0.98)

With white suite consisting of a shower cubicle with glazed shower doors, range shower above, vanity sink unit with gloss white double cupboard beneath. Low level WC. Contrasting tile surrounds including the flooring, extractor fan, shaving point, inset ceiling spotlight.

OUTSIDE

The property is set back from the road with screened behind mature hedging. The front garden is principally laid to lawn, timber gate and slab pathway leads to a wide side garden where there is a timber shed and slabbed area. Beyond which is the fully fenced enclosed rear garden which has been hard landscaped having a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is in decorative stones. Outside security light. Outside tap. To the side of the property there are two car parking spaces plus a designated visitor parking space to the rear.





Energy Efficiency 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 (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			
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