

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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61 MANOR ROAD, BARLESTONE, CV13 0HA

ASKING PRICE £235,000

Modern Jelson built semi detached family home. Popular and convenient location within walking distance of the village centre and open countryside. Benefits include, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room and fitted kitchen. 3 good sized bedrooms and bathroom. Wide driveway to front. Enclosed rear garden. Contact Agents to view. Carpets, curtains and light fittings included



TENURE

Freehold

Council tax band B

ACCOMMODATION

UPVC SUDG door to entrance hallway with single panel radiator, cupboard housing the gas and electric meter and RCD fuse board. Six panelled door to

FRONT LOUNGE

10'10" x 12'10" (3.32 x 3.92)

With double panelled radiator, feature decorative fireplace with timber mantle, imitation granite effect hearth and backing. Wall lighting, TV aerial point, archway to

DINING ROOM

7'9" x 11'7" (2.38 x 3.54)

With single panel radiator, door to under stairs cupboard with lighting, UPVC SUDG sliding doors to rear garden, Drayton thermostat, archway to



KITCHEN

5'10" x 11'7" (1.80 x 3.54)

With tile effect vinyl flooring, range of floor mounted kitchen cupboard units with wood effect roll edge worktop. Zanussi built in oven, four ring Indesit hob. Further range of matching wall units, wall hung Worcester boiler for gas central heating. Tiled splashbacks, single stainless steel drainer sink with chrome taps. UPVC SUDG door to rear garden.



FIRST FLOOR LANDING

With smoke alarm, loft access, timber door to airing cupboard housing the water tank, door to

FRONT BEDROOM ONE

10'10" x 8'4" (3.32 x 2.55)

With single panel radiator, panel door to built in wardrobe with hanging rails and shelving, door to



REAR BEDROOM TWO

8'7" x 9'2" (2.63 x 2.81)

With single panel radiator.



REAR BEDROOM THREE

5'1" x 9'2" (1.57 x 2.80)

With single panel radiator.



BATHROOM

5'6" x 6'9" (1.69 x 2.06)

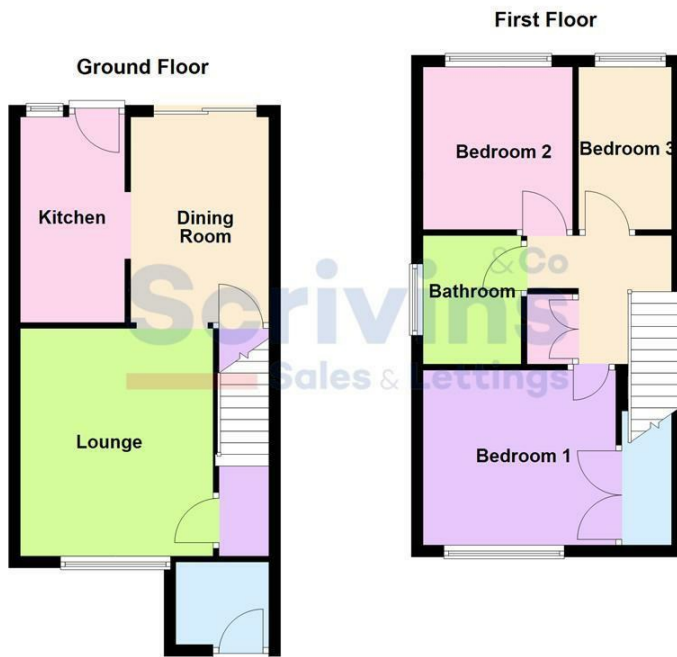
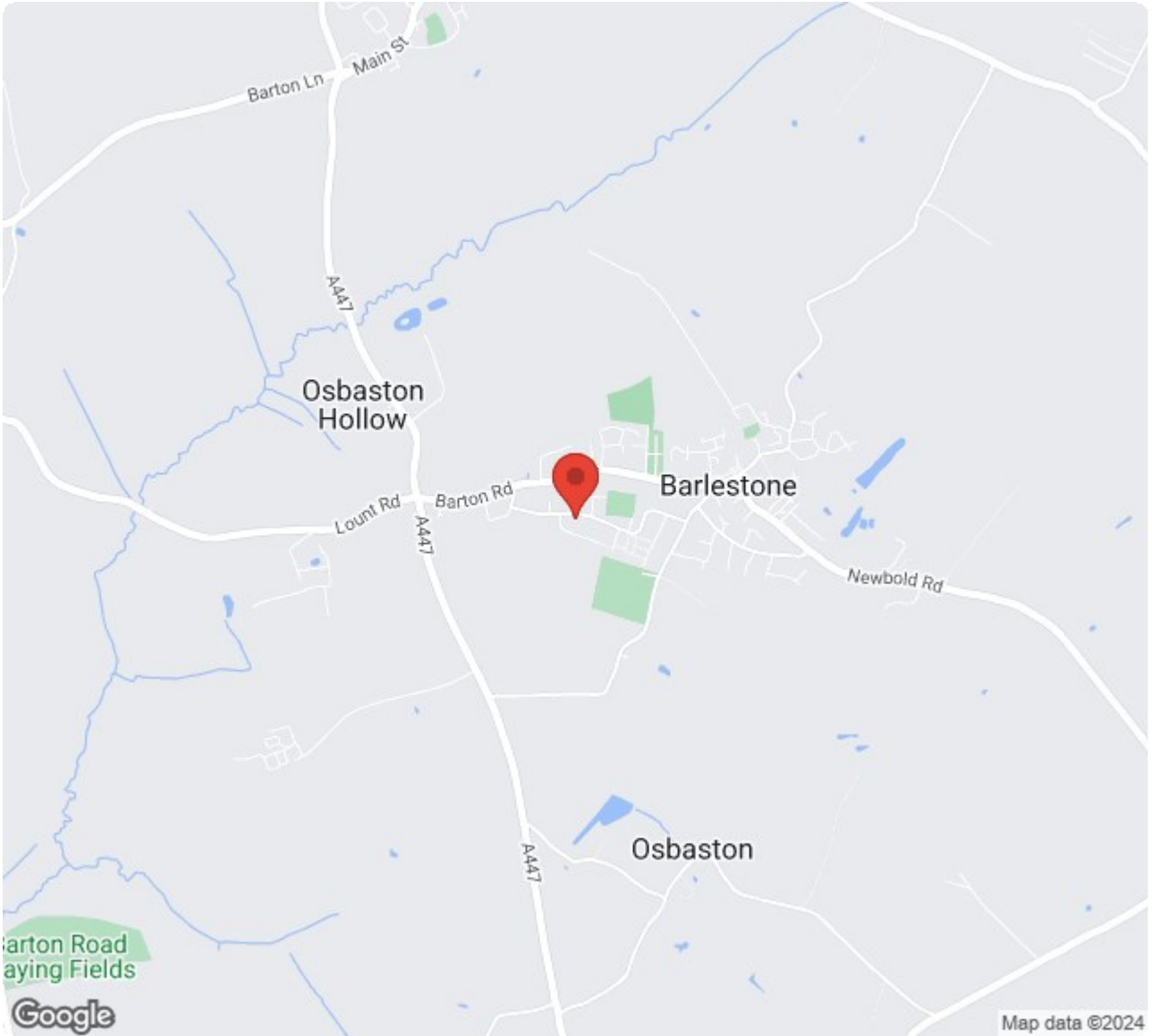
With three piece suite consisting of low level WC, vanity wash hand basin with chrome mix taps, panelled bath with chrome mixer tap and wall mounted Triton shower above. Tiled surrounds, chrome heated towel rail.



OUTSIDE

The front is a concrete slabbed driveway with a further parking area of decorative stone, surrounded by fencing. Pedestrian gate leads to side of property with concrete slabbed patio, further concrete slabbed patio adjacent to the rear of the property with a concrete slabbed path to the rear. The rear garden is predominantly laid to lawn, fenced and enclosed with mature beds and shrubs and 2 sheds.





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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