



## 16A REGENT STREET, BARWELL, LE9 8GX

**ASKING PRICE £270,000**

Impressive 2007 Greaves Brothers individual quality built detached family home on a good sized sunny plot. Sought after and highly convenient location within walking distance of the village centre including shops, schools, doctors, dentists, takeaways, public houses, parks, bus service and good access to major road links. Well presented energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, ceramic tiled flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open porch, entrance porch, through lounge dining room with feature contemporary fireplace, inner hallway, separate WC and fitted kitchen. Three double bedrooms (main with en suite shower room) and family bathroom. Wide driveway offers ample car/caravan parking. Single garage and long hard landscaped sunny rear garden with hot tub. Viewing recommended. Carpets and hot tub included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - C

**ACCOMMODATION**

Open pitched and tiled canopy porch with outside lighting. Attractive wood grain composite panel and SUDG front door to:

**ENTRANCE PORCH**

Ceramic tiled flooring, overhead lighting and keypad for burglar alarm system. Attractive white panel interior doors to:

**THROUGH LOUNGE DINING ROOM**

11'3" x 27'3" (3.44 x 8.31)

Lounge area to front with feature contemporary fireplace incorporating living flame pebble effect electric fire with remote control. Radiator and TV aerial point including Virgin Media. Rear dining area with single panel radiator, wired in smoke alarm and Nest thermostat for central heating system. UPVC SUDG sliding patio doors to rear garden.



**INNER LOBBY**

Stairway to first floor with spindle balustrades. Door to:

**SEPARATE WC**

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



### **FITTED KITCHEN TO REAR**

10'2" x 8'8" (3.11 x 2.66)

Range of light oak fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and five drawer unit with contrasting black roll edge working surfaces above and tiled splashbacks. Inset stainless steel gas hob unit, double fan assisted oven with grill beneath and stainless steel chimney extractor above. Further matching wall mounted cupboard units. Integrated dishwasher, plumbing for automatic washing machine, ceramic tiled flooring and radiator. Wired in heat detector and UPVC SUDG to the side of the property.



### **FIRST FLOOR LANDING**

Spindle balustrades, radiator, wired in smoke alarm and loft access (loft is partially boarded with lighting)

### **FRONT BEDROOM ONE**

11'3" x 10'5" (3.44 x 3.19)

Radiator, TV aerial point and door to:



### **EN SUITE SHOWER ROOM**

7'10" x 3'11" (2.41 x 1.20)

White suite consisting fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC. Contrasting half tiled surrounds, white heated towel rail, wall mounted mirror fronted bathroom cabinet, inset ceiling spotlights and extractor fan.



### **BEDROOM TWO TO REAR**

11'3" x 9'10" (3.43 x 3.02)

Radiator.



### **BEDROOM THREE TO FRONT**

8'8" x 11'8" (2.65 x 3.58)

Radiator and built in double wardrobe, chest of drawers and display/storage shelving.



## FAMILY BATHROOM TO REAR

7'1" x 8'7" (2.17 x 2.64)

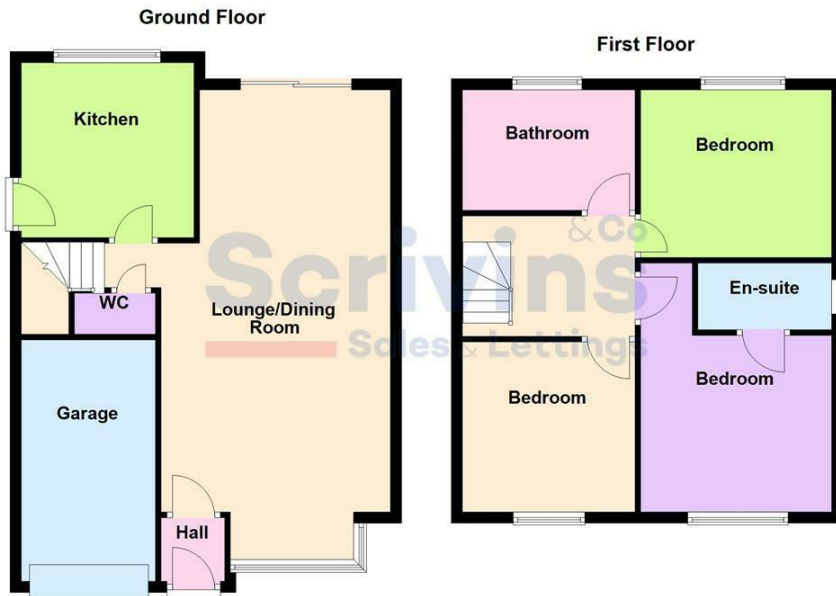
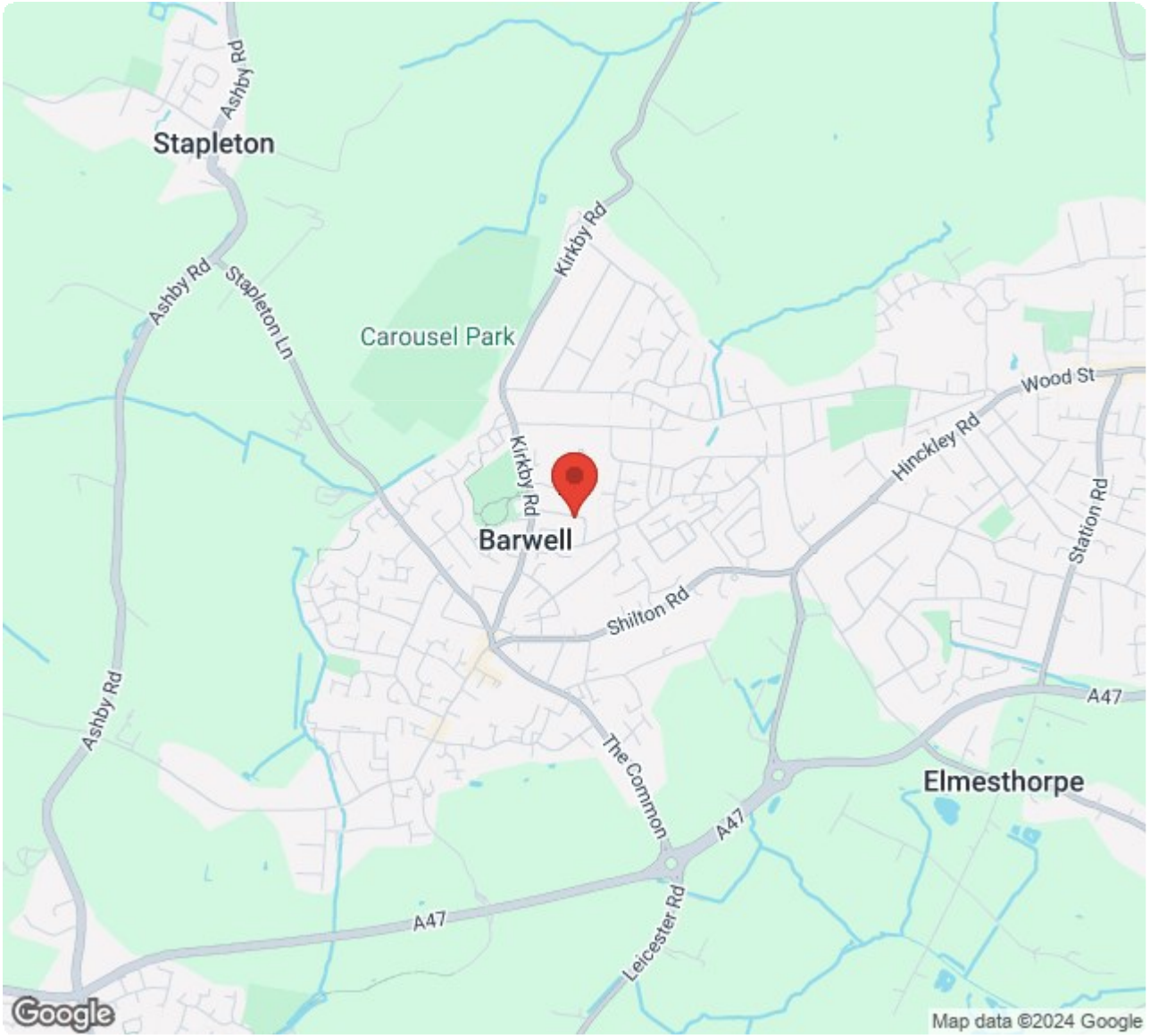
White suite consisting large corner bath with mixer tap and shower attachment above, pedestal wash hand basin and low level WC. Contrasting half tiled surrounds, shaver point, white heated towel rail and extractor fan.



## OUTSIDE

The property is nicely situated, set back from the road screened behind a low brick retaining wall. Impressive frontage with full width block paved and slate chipping driveway to front offering ample car parking. Leads to a single integral garage 2.62m x 4.83m with light power, sectional roller shutter door to front, cold water tap, wall mounted consumer unit and wall mounted gas condensing combination boiler for central heating and domestic hot water. Timber gate and slabbed pathway lead down the side of the property, where there is a timber shed. Beyond which is the fully fenced and enclosed rear garden which has been hard landscaped, having a full width slabbed patio adjacent to the rear of the property. The remainder of the garden is in Astro Turf with surrounding raised stone borders and railway sleepers. To the top of the garden is a five person hot tub, which is included with built in lighting and bluetooth. Outside tap and light. The rear garden has a sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Scrivins & Co**  
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk