

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 4 CUNNERY CLOSE, BARLESTONE, CV13 0HH

**OFFERS OVER £235,000**

**NO CHAIN.** Well presented and much improved modern Jelson built semi detached family home with open views to rear. Popular and convenient cul de sac location within walking distance of the village centre including shops, primary school, parks, bus service, takeaways, public houses and with good access to major road links. Benefits include white panel interior doors, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, lounge, dining room and kitchen. Three bedrooms and bathroom with shower. Driveway to detached garage. Front and enclosed sunny rear garden. Contact agents to view. Carpets, curtains and white goods included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B

**ACCOMMODATION**

Attractive UPVC SUDG front door to:

**ENTRANCE PORCH**

Fitted meter cupboard and door to:

**ENTRANCE HALLWAY**

Single panel radiator and attractive six panel interior doors to:

**FRONT LOUNGE**

10'11" x 13'0" (3.35 x 3.97)

Two radiators, gas point for a fire, TV aerial point, coving to ceiling and wireless Hive thermostat for central heating system. Feature archway to:



**REAR DINING ROOM**

7'10" x 8'2" (2.39 x 2.51)

Door to useful understairs storage cupboard with fitted shelving, coving to ceiling, radiator and UPVC SUDG sliding patio doors to the rear garden.



**KITCHEN TO REAR**

5'11" x 11'6" (1.81 x 3.53)

Range of light grey fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting white marble finish working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points, gas cooker point and plumbing for washing machine (appliances included) Radiator, luxury vinyl tiled flooring. Wall mounted gas condensing combination boiler for central heating and domestic hot water. UPVC SUDG door leading to the rear garden.



**FIRST FLOOR LANDING**

Door to airing cupboard and loft access.

### FRONT BEDROM ONE

11'1" x 11'8" (3.40 x 3.57)

Built in double radiator and coving to ceiling.



### REAR BEDROOM TWO

8'7" x 9'2" (2.63 x 2.80)

Radiator.



### REAR BEDROOM THREE

5'4" x 9'2" (1.63 x 2.80)

Radiator.



### BATHROOM

5'6" x 6'9" (1.70 x 2.07)

White suite consisting panelled bath with mains shower unit above, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds and radiator.

### OUTSIDE

The property is nicely situated in a cul de sac. The front garden is hard landscaped in decorative stone with a block paved driveway leading down the side of the property where there is an outside tap. Brick built garage 2.50m x 2.77m with up and over door to front, light, power and window to rear. Fully fenced and enclosed rear garden having a full width slabbed patio adjacent to the rear of the property edged by low brick retaining wall. Beyond which the garden is mainly laid to lawn with further full width timber decking and slabbed patio to the top of the garden. The garden has a sunny aspect, outside lighting and views over open fields to rear.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(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 <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	



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