

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



20 BROOKSIDE, BARLESTONE, CV13 0NL

OFFERS OVER £375,000

Spacious four bedroom family home set on a large advantageous corner plot. 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 solid wood panelled interior doors, laminate flooring, refitted kitchen and bathroom, fitted wardrobes, gas central heating, UPVC SUDG windows. Spacious accommodation offers entrance hall, lounge, dining room, garden room, utility room and separate WC. Four good sized bedrooms and family bathroom. Driveway to brick built garage. Front & well kept landscaped rear garden. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold
Council tax Band D

ACCOMMODATION

Canopy porch leading to composite front door to

ENTRANCE HALLWAY

With wood strip laminate flooring, double panelled radiator, RCD electric board. Burglar alarm controller panel, smoke alarm, panel door to under stairs storage cupboard. Attractive wood panelled door to



LOUNGE

11'10" x 19'2" (3.63 x 5.86)

With double panelled radiator, wood strip laminate flooring, TV aerial point, UPVC SUDG window. Panelled door to



DOWNSTAIRS WC

With wood strip laminate flooring, single panelled radiator, low level WC. Wall mounted wash hand basin with tiled splashbacks. Panelled door to



DINING ROOM

12'10" x 8'9" (3.93 x 2.68)

With single panelled radiator, wood strip laminate flooring. Aluminium door to



OFFICE EXTENSION (LEAN TO)

6'3" x 10'4" (1.92 x 3.15)

With wood strip laminate flooring, wall mounted lighting, UPVC SUDG French doors with fitted blinds to rear garden. Panelled door to



KITCHEN

10'9" x 10'2" (3.28 x 3.12)

With wood strip laminate flooring, Oak floor standing kitchen units with brushed chrome handles, built in Samsung oven. Terazzo effect roll edged worktop with Electrolux four ring electric hob, stainless steel drainer sink with chrome mixer taps. Tiled splashback, a further range of matching wall hung units. Plumbing for automatic washing machine. Appliance recess points. UPVC SUDG door to



UTILITY ROOM (LEAN TO)

6'7" x 8'9" (2.03 x 2.67)

With single panelled radiator and tiled flooring. Fitted worktops and plumbing for washing machine. Matching fitted kitchen units. UPVC SUDG door leading to the rear garden.



FIRST FLOOR LANDING

With smoke alarm and loft access. The loft is boarded and shelved. Panelled door to airing cupboard for storage which houses the Worcester boiler for central heating and domestic hot water.

FRONT BEDROOM ONE

12'2" x 9'6" (3.72 x 2.92)

With wood strip laminate flooring and radiator.



FRONT BEDROOM TWO

12'4" x 12'2" (3.78 x 3.72)

With single panelled radiator. Wood strip laminate flooring. Range of fitted wardrobes consisting three double doors with shelving and hanging rails.



REAR BEDROOM THREE

12'1" x 9'5" (3.70 x 2.89)

With single panelled radiator, wood strip laminate flooring.



REAR BEDROOM FOUR

13'1" x 6'9" (3.99 x 2.08)

With wood strip laminate flooring, single panelled radiator. Panelled door to



REFITTED FAMILY BATHROOM

9'4" x 6'1" (2.86 x 1.87)

Consisting three piece suite with panelled bath with chrome mixer taps and bar shower above. Double vanity unit with wash hand basin and low level WC with storage. Mirror fronted wall mounted cupboard unit, fashionable chrome towel radiator and tiled flooring.

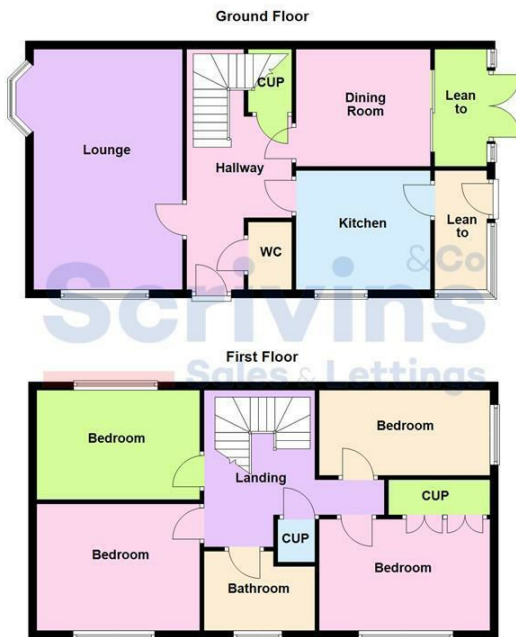
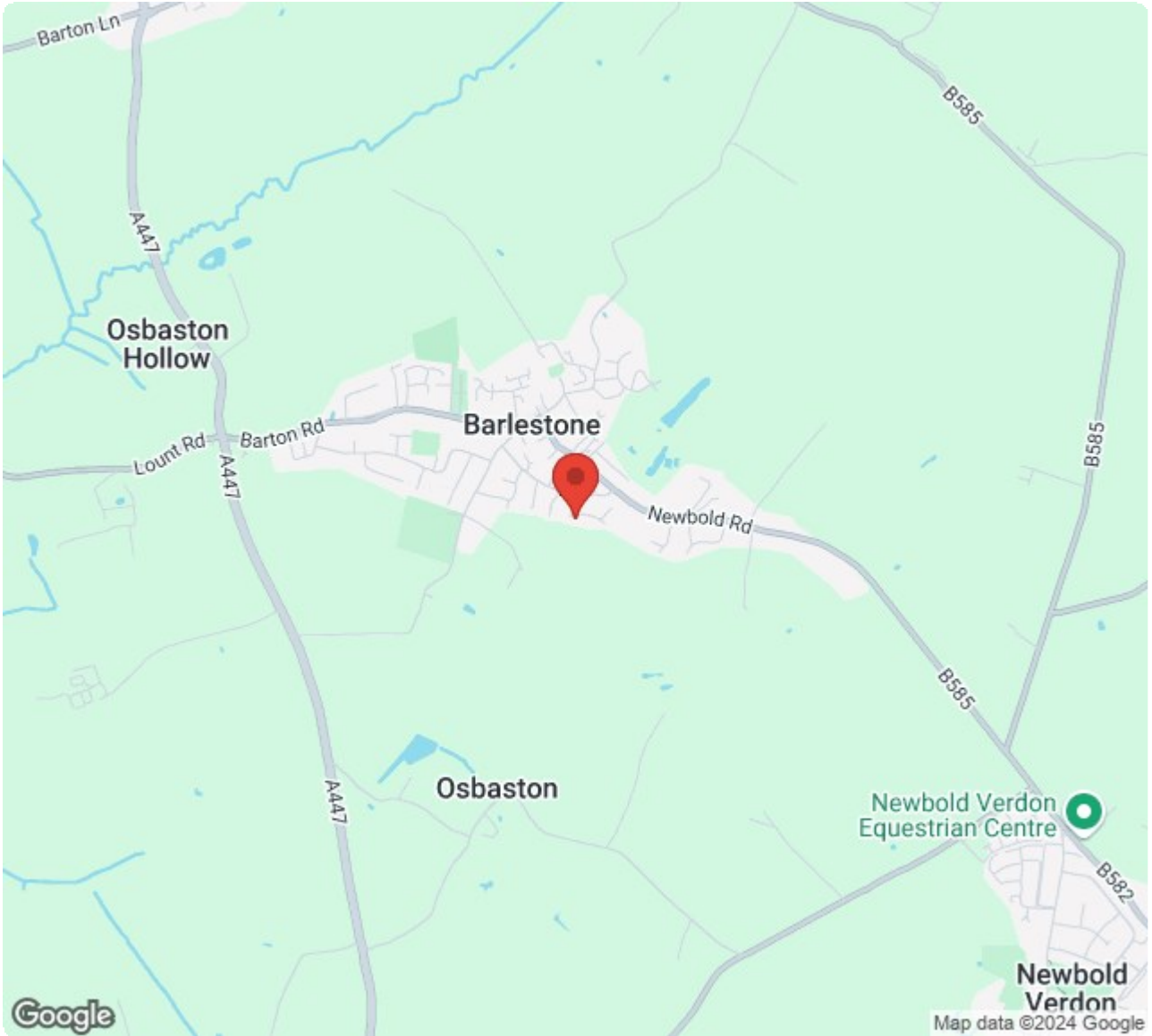


OUTSIDE

The property is nicely situated on an advantageous corner plot enclosed by low level hedging. The front garden is principally block paved. To the side of the property a block paved driveway leads to the single brick built garage. With up and over electric door, light, power and UPVC SUDG side pedestrian entrance. The rear garden is enclosed by low level brick retaining walls. Principally laid to lawn with limestone patio to side. Mature shrubs and hedging.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(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			
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