

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**29 BERRYWELL DRIVE, BARWELL, LE9 8JW**

**ASKING PRICE £250,000**

NO CHAIN. Impressive 2005 Barratt built three storey semi detached family home close to open countryside. Popular and convenient cul de sac location, within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, takeaways, public houses and with good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, ceramic tiled flooring, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, fitted kitchen and lounge dining room with French doors. Three double bedrooms (main with en suite dressing room and shower room) and family bathroom. Driveway to garage. Well kept front and landscaped rear garden. Viewing recommended. Carpets and blinds included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - D

### **ACCOMMODATION**

Open canopy porch with outside lighting. Attractive navy blue composite panel and SUDG front door to:

#### **ENTRANCE HALLWAY**

Grey laminate wood strip flooring, radiator, wired in smoke alarm and inset ceiling spotlights. Attractive white six panel interior door to cloakroom. Stairway to first floor.



#### **SEPARATE WC**

Low level WC and vanity sink unit with white double cupboard beneath. Ceramic tiled flooring, extractor fan and wall mounted consumer unit.

#### **FITTED KITCHEN TO FRONT**

6'3" x 12'9" (1.91 x 3.91)

With a range of cream 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 floor mounted cupboard units and drawers with contrasting walnut finish roll edge working surfaces above and tiled splashbacks. Inset four ring induction hob, single fan assisted oven with grill beneath and integrated extractor above. Further matching range of wall mounted cupboard units, one concealing the gas condensing boiler for central heating boiler for central heating and domestic hot water. Appliance recess points and plumbing for automatic washing machine and dishwasher. Ceramic tiled flooring, radiator and inset ceiling spotlights.



#### **LOUNGE DINING ROOM TO REAR**

13'5" x 16'7" (4.09 x 5.06)

Two radiators, TV aerial point, inset ceiling spotlights, Nest thermostat for central heating system and UPVC SUDG French doors leading to the rear garden.



#### **FIRST FLOOR LANDING**

White spindle balustrades, wired in smoke alarm and radiator. Stairway to second floor with white spindle balustrades.

#### **BEDROOM TWO TO REAR**

13'3" x 11'8" (4.06 x 3.56)

Radiator, TV aerial point and built in dressing table in light oak with drawers beneath.



### **BEDROOM THREE TO FRONT**

13'4" x 11'1" (4.07 x 3.38)

Range of fitted bedroom furniture to the full width of one wall, in mocha, consisting three double wardrobes. Radiator



### **FAMILY BATHROOM TO SIDE**

6'3" x 6'3" (1.93 x 1.92)

White suite consisting panelled bath with mains shower above, low level WC and white circular sink unit on a granite wash stand with tiled splashbacks. Contrasting tiled surrounds including the flooring, radiator, inset ceiling spotlights and extractor fan.

### **SECOND FLOOR LANDING**

Radiator and wired in smoke alarm.

### **MASTER BEDROOM TO FRONT**

13'3" x 15'3" max (4.05 x 4.66 max)

Two radiators, TV aerial point and door to the airing cupboard housing the cylinder with fitted immersion heater. loft access. Feature archway to:



### **DRESSING ROOM**

10'3" x 6'11" (3.14 x 2.11)

Range of fitted bedroom furniture in beech consisting one double and one single wardrobe unit. Radiator, inset ceiling spotlights, double glazed Velux window with built in blind. Door to:



### **EN SUITE SHOWER ROOM**

6'10" x 6'1" (2.10 x 1.87)

White suite consisting fully tiled double shower cubicle with glazed shower door, vanity sink unit with white double cupboard beneath and low level WC. Contrasting tiled surrounds including the flooring, shaver point, extractor fan and inset ceiling spotlights. Built in linen cupboard and double glazed Velux window.

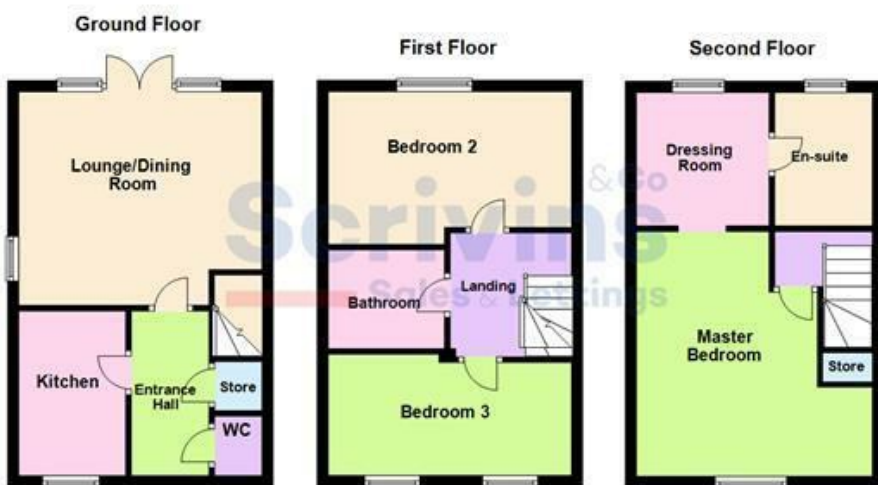
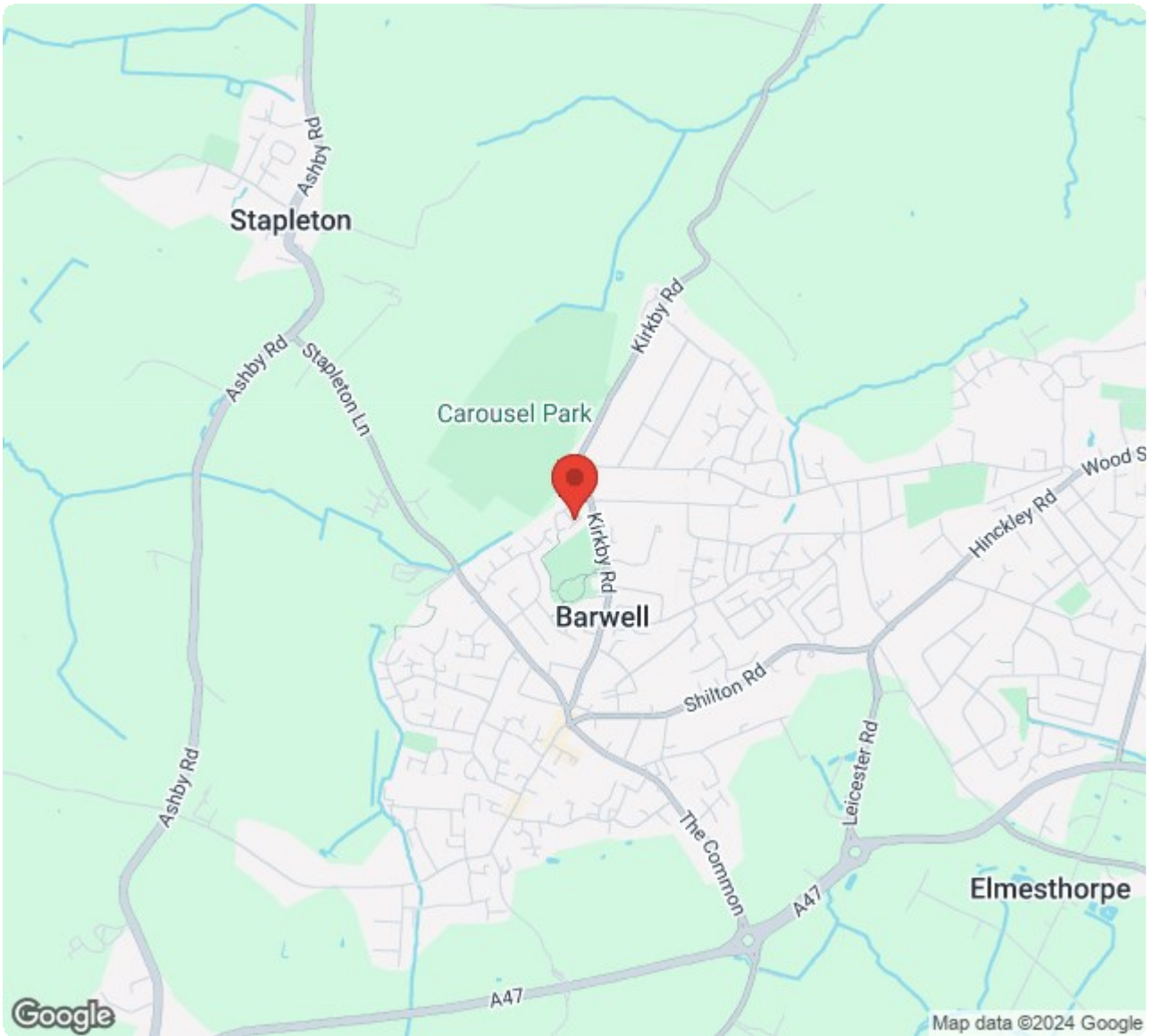


### **OUTSIDE**

The property is nicely situated in a cul de sac, on a corner plot set back from the road. Front garden in decorative stone. Timber gate offers access to rear garden which is enclosed by high brick retaining wall and panel fencing. Rear garden with full width L shaped grey timber decking patio adjacent to the rear of the property, beyond which the remainder of the garden is laid to lawn with surrounding raised beds. Timber playhouse, outside tap and light. To the top of the garden a timber gate offers access to a Tarmac driveway and a brick built garage with up and over door to the front. The garage has light and power.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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