

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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7 CHESTERFIELD WAY, BARWELL, LE9 8BH

OFFERS IN THE REGION OF £284,000

Spacious Pegg built detached family home. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, parks, takeaways, public houses and with good access to major road links. Well presented and refurbished including Re-felted roof, feature fireplace, refitted kitchen, modern bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, family room/study, through lounge dining room, UPVC SUDG conservatory and dining kitchen. Three double bedrooms (previously four) and family bathroom. Driveway, front and hard landscaped rear garden with brick built WC, garden store and shed. Viewing recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C

ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to:

ENTRANCE PORCH

Power point and overhead lighting. Original white wood and glazed door with matching surrounds to:

ENTRANCE HALLWAY

Stairway to first floor. Coving to ceiling. Door leading to:

FAMILY ROOM/STUDY TO FRONT

7'10" x 16'2" (2.39 x 4.95)

Radiator, built in storage cupboard, TV aerial point and telephone point.



THROUGH LOUNGE DINING ROOM

10'11" x 22'5" (3.34 x 6.84)

Feature display fireplace with gas point and display shelving above. Two radiators, two matching wall lights and coving to ceiling. UPVC SUDG sliding patio doors to:

UPVC SUDG CONSERVATORY TO REAR

9'7" x 9'4" (2.93 x 2.86)

ceramic tiled flooring, two double power points and UPVC SUDG French doors leading to the rear garden.



REFITTED DINING KITCHEN TO REAR

11'4" x 11'4" (3.46 x 3.47)

Fashionable range of forest green fitted kitchen units with soft close doors consisting inset black one and a half bowl composite sink with mixer tap above and double base unit beneath with electric stop tap. Further matching range of floor mounted cupboard units including two corner carousel units and two double drawer units with contrasting white granite finish working surfaces above and splashbacks. Inset four ring induction hob unit with black chimney extractor above. Further matching range of wall mounted cupboard units. Integrated double fan assisted oven with grill. Plumbing for automatic washing machine, ceramic tiled flooring and radiator. Door to useful understairs storage cupboard with fitted shelving. UPVC SUDG door to rear garden.



FIRST FLOOR LANDING

Single panel radiator, double airing cupboard housing Worcester gas condensing combination boiler for central heating and domestic hot water with a wireless digital thermostat. Loft access with extending aluminium ladder, the loft is majority boarded with light and power.

BEDROOM ONE TO FRONT

11'0" x 11'8" (3.36 x 3.58)

Range of fitted bedroom furniture in white consisting two double and one corner wardrobe, dressing table and cupboards above. Radiator and coving to ceiling.



BEDROOM TWO TO FRONT

8'2" x 13'0" (2.50 x 3.98)

Built in double wardrobe in white with cupboards above. Radiator.



L SHAPED BEDROOM THREE TO REAR

14'10" max x 10'7" max (4.54 max x 3.24 max)

Previously two separate bedrooms. Two radiators.



BATHROOM TO REAR

7'6" x 5'5" (2.30 x 1.67)

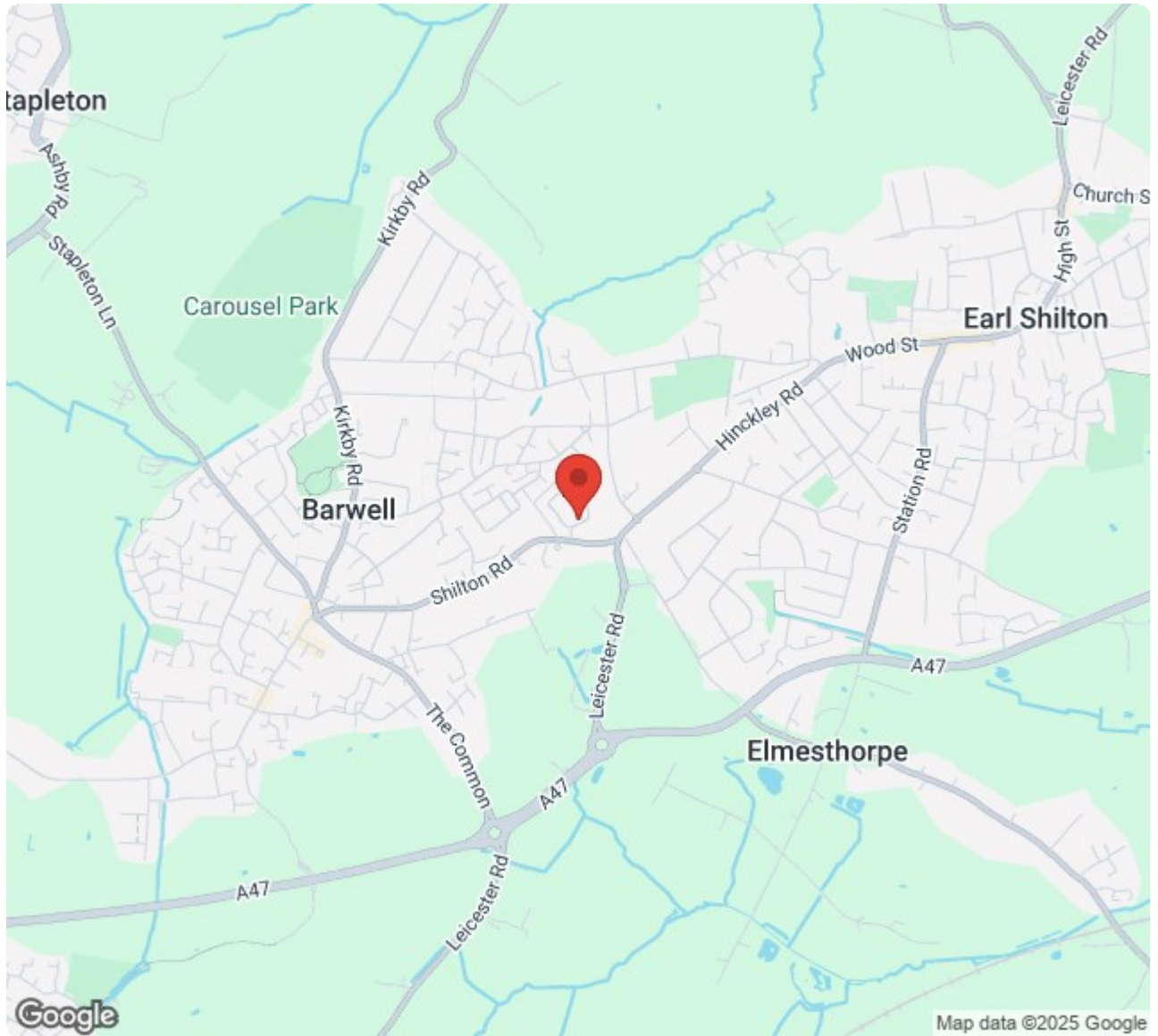
White suite consisting panel bath with mains shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, wall mounted warm air heater and extractor fan.



OUTSIDE

The property is nicely situated, set back from the road. The front garden is principally laid to lawn with surrounding well stocked beds and borders. Concrete driveway to side. Concrete pathway leads down the side of the property, through a UPVC door to a covered side entry. Fully fenced and enclosed rear garden which has been hard landscaped. Full width slabbed and artificial turf patio adjacent to the rear of the property with raised bed and water feature. Beyond which the remainder of the garden is in decorative stone with surrounding well stocked beds and borders. Outside tap and lighting. Adjacent to the rear of the property is a brick built WC with white low level WC. Further brick built garden store with light and power.





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		
	63	76
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		
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Not environmentally friendly - higher CO ₂ emissions		
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