

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

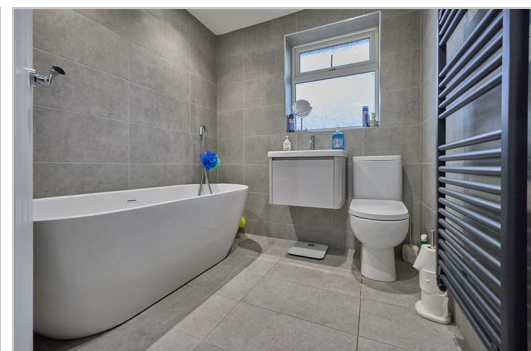
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9 BOSWORTH ROAD, BARLESTONE, CV13 0JE

OFFERS OVER £259,950

Attractive modern link-detached family home on a good size sunny corner plot. Popular, highly convenient location within walking distance of the village centre including shops, Co op, primary school, parks, open countryside, bus service, public houses, takeaways and with good access to major road links. Contemporary style interior includes white panel interior doors, ceramic tiled/wooden flooring, modern kitchen, refitted bathroom, fitted wardrobes, alarm system, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, lounge and dining kitchen. Three bedrooms and bathroom with shower. Impressive driveway to single garage. Enclosed sunny rear garden. Viewing recommended. Carpets, blinds and range cooker included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C

ACCOMMODATION

Attractive open canopy porch with Doric columns and outside lighting. Grey composite panel and SUDG front door to:

ENTRANCE HALLWAY

Ceramic tiled flooring, fashionable vertical radiator and coving to ceiling. Door to useful understairs storage cupboard with ceramic tiled flooring and lighting. All power points and light switches are in brushed steel/chrome. Attractive white panel interior doors to:

SEPARATE WC

White suite consisting low level WC and vanity sink unit with white double cupboard beneath. Ceramic tiled flooring, wall mounted consumer unit and coving to ceiling.



FRONT LOUNGE

15'11" x 10'10" (4.86 x 3.31)

Ceramic tiled flooring, fashionable grey vertical radiator, TV aerial point including Sky and coving to ceiling. UPVC SUDG bow window to front.



FITTED DINING KITCHEN TO REAR

12'7" x 13'6" (3.85 x 4.14)

Range of grey fitted kitchen units consisting inset grey one and a half bowl single drainer resin sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and drawers with contrasting white granite effect working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points, integrated dishwasher, plumbing for automatic washing machine, larger fridge included and grey Flavel range cooker (included) having 7 ring gas hob unit, two ovens and grill beneath. Stainless steel chimney extractor above. Ceramic tiled flooring, fashionable grey vertical radiator and UPVC SUDG door to the side of the property. Stairway to first floor with white spindle balustrades.



FIRST FLOOR LANDING

Grey woodgrain laminate wood strip flooring, key pad for burglar alarm system, coving to ceiling and loft access.

BEDROOM ONE TO FRONT

14'1" max x 10'10" max (4.30 max x 3.31 max)

Range of fitted bedroom furniture in white consisting three double wardrobes, bridge of cupboards above the bed and chest of drawers. Oak finish laminate wood strip flooring, radiator and coving to ceiling.



BEDROOM TWO TO REAR

10'3" x 8'11" (3.14 x 2.72)

Range of fitted bedroom furniture in cream consisting one double, one single wardrobe, bridge of cupboards above the bed and dressing table with drawers beneath and mirror above. Oak finish laminate wood strip flooring, radiator and coving to ceiling.



BEDROOM THREE TO FRONT

7'1" x 8'0" (2.18 x 2.44)

Range of fitted bedroom furniture in white consisting one double wardrobe, bridge of cupboards above the bed and chest of drawers. Oak finish laminate wood strip flooring, radiator, coving to ceiling and inset ceiling spotlights.



REFITTED BATHROOM TO REAR

6'9" x 6'6" (2.07 x 2.00)

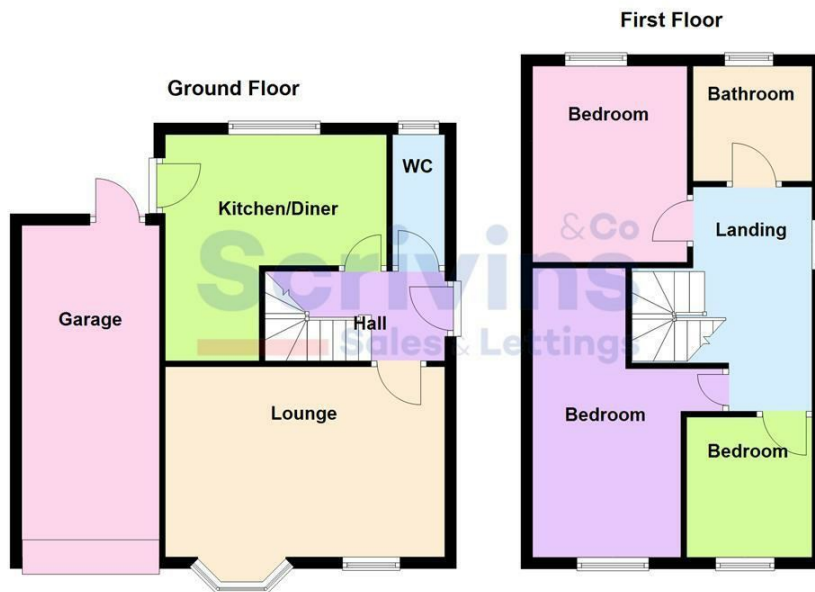
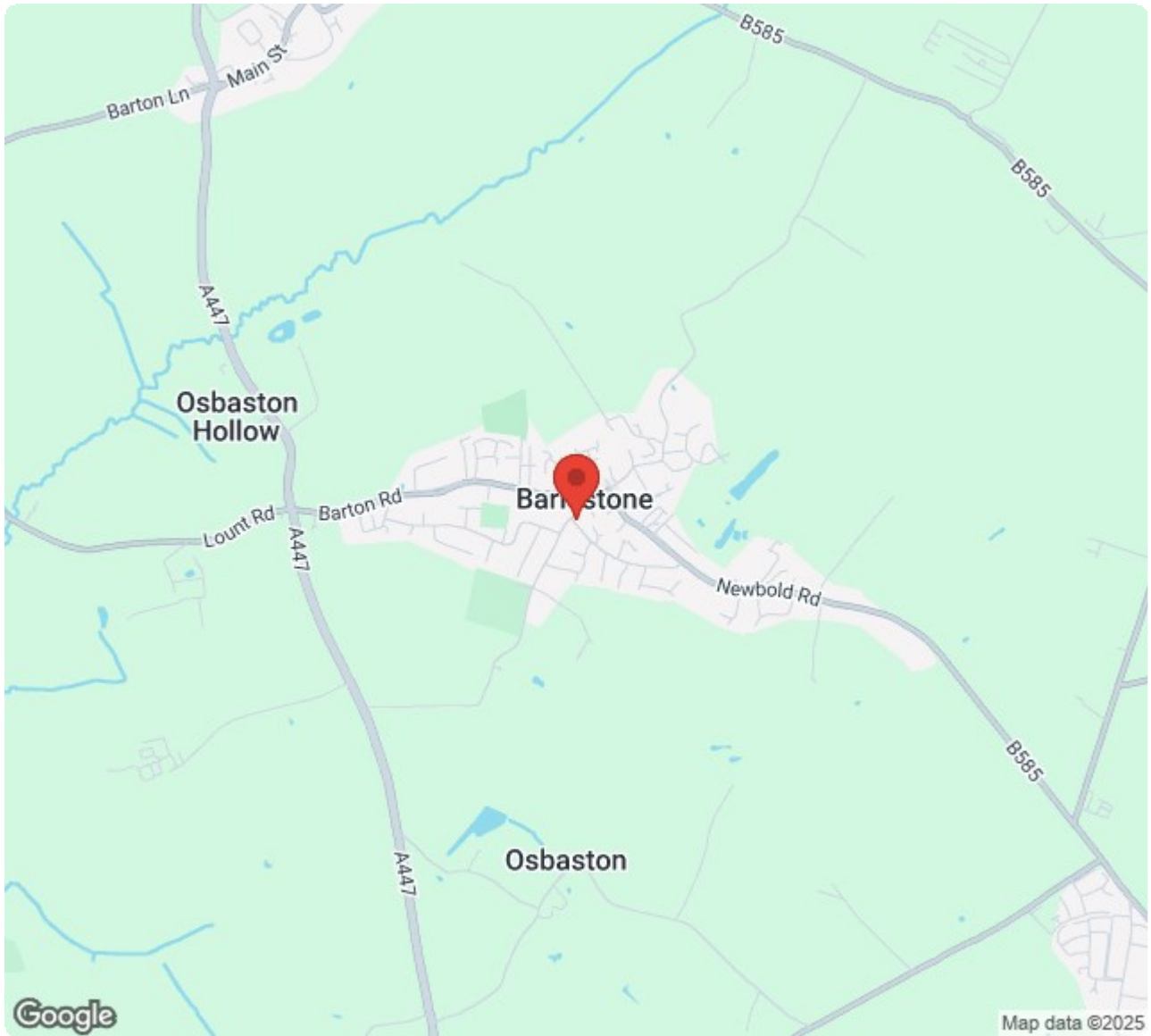
White suite consisting double ended roll top bath with mixer tap above, vanity sink unit with gloss grey drawer beneath and low level WC. Contrasting fully tiled surrounds including the flooring, grey heated towel rail, inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated on an advantageous corner plot, set back from the road. The front and side garden is enclosed by ornamental wrought iron railings. Full width block paved driveway with inset lighting to front, extending down the side of the property to a single brick built garage 5.65m x 2.46m. Having electric roller shutter door to front, composite panel door to rear, light, power and wall mounted consumer unit. A timber gate leads down the right hand side of the property to the fully fenced and enclosed rear garden, which has a sunny aspect. Deep full width L shaped grey porcelain tiled patio adjacent to the rear of the property with inset spotlights and edged by panel fencing and trellis. Beyond which the garden is principally laid to lawn. Outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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		



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