



52 WATERFALL WAY, BARWELL, LE9 8EH

ASKING PRICE £240,000

NO CHAIN. Vastly improved and refurbished modern semi detached family home on a good sized plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses, takeaways, open countryside and with good access to major road links. Immaculately presented including panelled interior doors, laminate flooring, glass balustrades, modern fireplace, refitted shower room. Gas central heating, UPVC SUDG and UPVC soffit and fascias. Spacious accommodation offers, entrance hallway, lounge, dining room, conservatory and kitchen. Two bedrooms and wet shower room. driveway & good sized rear garden . Viewing recommended.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION
UPVC SUDG door to :

ENTRANCE HALLWAY

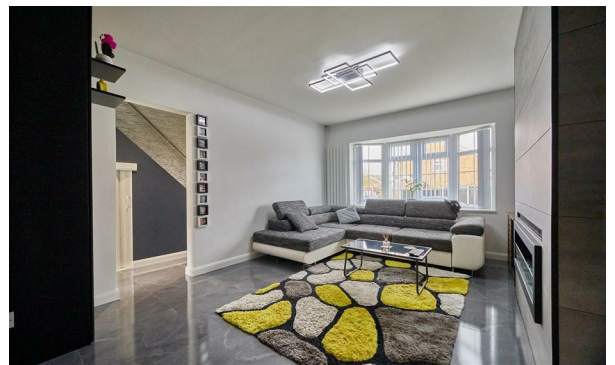
Tile effect laminate flooring, fashionable grey vertical radiator, inset ceiling spotlights and Nest heating thermostat. Useful understairs storage cupboard with shelving and lighting. Archway to:



LOUNGE

11'0" x 16'5" (3.36 x 5.01)

Tile effect laminate flooring, UPVC SUDG bow window and fashionable white vertical radiator. Feature wall with timber clad tile effect panels and further upstanding panelling. Modern bio petrol wall mounted fire. Opening to:



DINING ROOM

8'11" x 7'1" (2.72 x 2.18)

Single panel radiator with decorative timber cover, timber wall panelling and UPVC SUDG sliding doors to:



CONSERVATORY

9'2" x 9'5" (2.80 x 2.89)

Vinyl flooring, French doors to rear garden and wall lighting. Archway to:

KITCHEN

7'4" x 10'5" (2.26 x 3.19)

Range of floor standing kitchen units with brushed chrome handles and stone effect work top over Built in Beko oven with four ring Beko electric hob. Freestanding dishwasher and fridge freezer. Two stainless steel circular sinks with black mixer tap above. Wall mounted Worcester combination boiler for central heating and domestic hot water. Further matching range of wall hung cupboard units. Grey wood effect laminate flooring, UPVC SUDG door to rear garden and staircase to first floor.

FIRST FLOOR LANDING

stone effect feature wall, smoke alarm, loft access (loft is partly boarded) Door to storage cupboard with shelving. Panel and glazed door to;

FRONT BEDROOM ONE

17'0" x 7'11" (5.19 x 2.42)

Grey wood effect laminate flooring, inset spotlights, fashionable white vertical radiator and mirror fronted built in wardrobes with shelving and hanging rails. Timber panelling.



REAR BEDROOM TWO

10'4" x 10'5" (3.15 x 3.20)

Grey wood effect laminate flooring, fashionable white vertical radiator, inset spotlights and built in wardrobes in white with shelving and hanging rail.



SHOWER ROOM

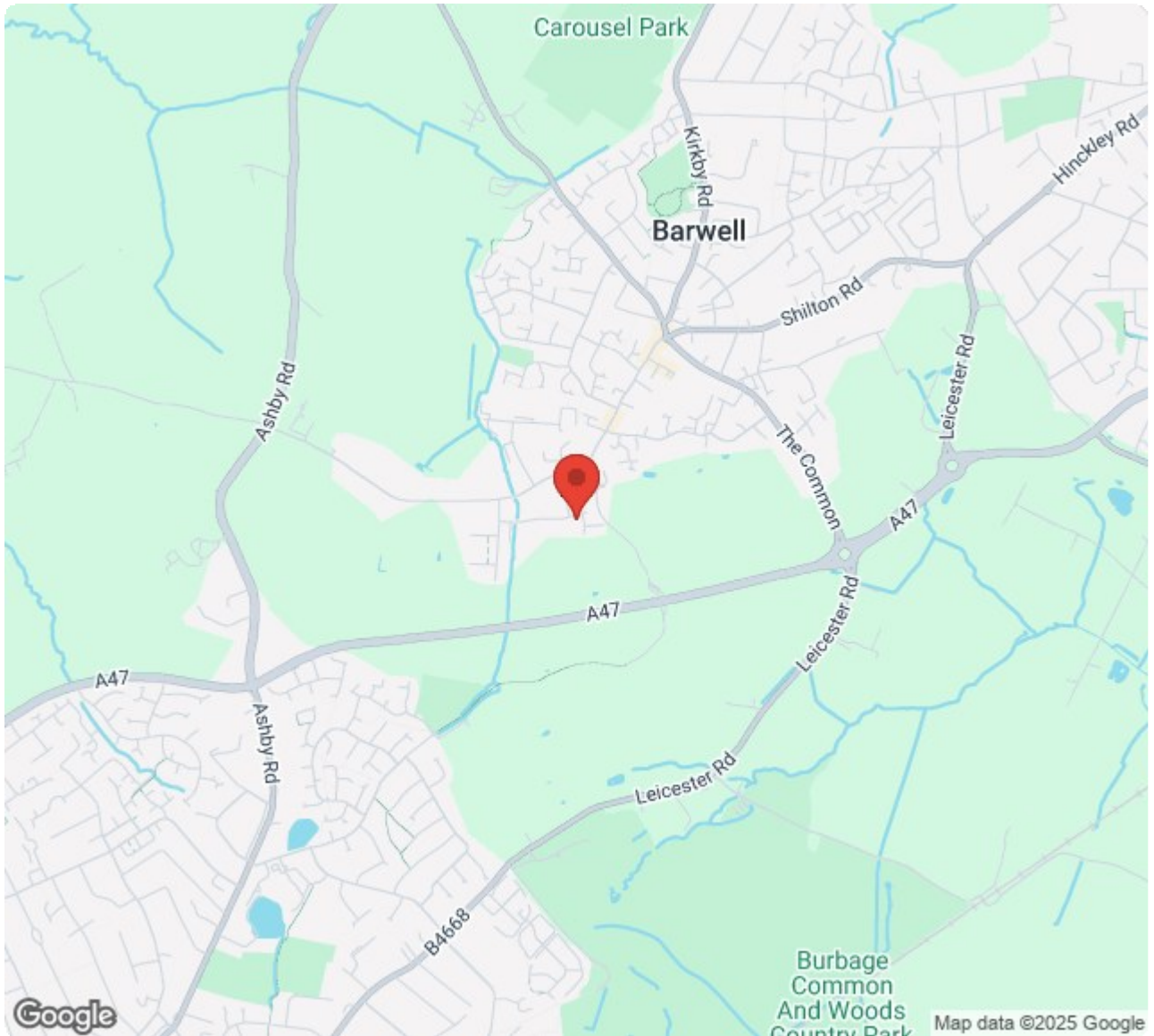
6'5" x 5'8" (1.97 x 1.74)

Tiled flooring and surrounds, floating vanity sink unit with white drawer below and waterfall tap, low level WC and corner glazed shower enclosure with bar shower with concealed plumbing and sunken shower tray. Fashionable grey vertical radiator.

OUTSIDE

To the front is a block paved driveway leading to a timber gate for side access. Front garden is predominantly laid to lawn surrounding by a border of large stones. To the side of the property is an area of block paving, timber shed and outside tap, beyond which is an area of decorative stone. Rear garden is predominantly laid to lawn with a concrete slabbed patio adjacent to the rear of the property and is enclosed with fencing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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