



## 18 CUNNERY CLOSE, BARLESTONE, CV13 0HH

**OFFERS OVER £250,000**

No Chain. Vastly improved and refurbished modern Jelson built semi detached family home overlooking open countryside. Contemporary style interior includes white panel interior doors, Amtico wood grain flooring, coving, feature fireplace, refitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, lounge, dining kitchen and large UPVC SUDG conservatory/dining room. Three bedrooms (main with fitted wardrobes), and family bathroom with shower cubicle. Wide driveway offers ample car parking, enclosed sunny rear garden with brick built garden store/workshop. Viewing recommended. Carpets, curtains and blinds included.





## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

Attractive UPVC SUDG front door to

## ENTRANCE PORCH

With fitted meter cupboard, laminate wood strip flooring. Attractive white panel interior doors to

## ENTRANCE HALLWAY

With single panelled radiator, coving to ceiling, stairway to first floor. Door to

## FRONT LOUNGE

10'11" x 12'11" (3.33 x 3.94)

With a beech display fire place with raised hearth and wood surrounds, gas point, single panelled radiator. TV aerial point, coving to ceiling, inset ceiling spotlights.



## REAR REFITTED DINING KITCHEN

14'0" x 11'6" (4.29 x 3.52)

With a fashionable range of gloss cream grey woodgrain fitted kitchen units with soft close doors, consisting inset grey one and a half bowl single drainer resin sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units with a three and four drawer unit, contrasting light grey working surfaces above with five ring stainless steel gas hob unit with stainless steel splashback and chimney extractor hood above. Matching upstands. Further matching range of wall mounted cupboard units, one concealing the gas condensing boiler for heating and domestic hot water. Further integrated appliances include a double fan assisted oven with grill, dishwasher, fridge freezer, plumbing for automatic washing machine. Inset ceiling spotlights, Karndean woodgrain flooring. Grey vertical radiator. UPVC SUDG French doors lead to UPVC SUDG conservatory. Door to a



## REFITTED WC

With white suite consisting low level WC, vanity sink unit with gloss white cupboard beneath. Amtico woodgrain flooring.

## CONSERVATORY/DINING ROOM

9'5" x 14'1" (2.88 x 4.31)

With grey wood grain ceramic tile flooring with under floor heating with individual thermostat. Three double power points. UPVC SUDG French door leading to the rear garden. Blinds included,



## FIRST FLOOR LANDING

With coving to ceiling, large loft access with extending timber ladder for access. The loft is partially boarded with lighting.

### FRONT BEDROOM ONE

11'3" x 8'7" (3.44 x 2.63)

With built in double slide robes, single panel radiator. Coving to ceiling.



### REAR BEDROOM TWO

8'5" x 9'1" (2.58 x 2.77)

With radiator. Coving to ceiling.



### REAR BEDROOM THREE

9'1" x 5'4" (2.77 x 1.63)

With radiator. Coving to ceiling.



### REFITTED FAMILY BATHROOM

6'7" x 7'10" (2.03 x 2.40)

With white suite consisting of a panelled bath, double shower cubicle with train shower, glazed shower door to side. Vanity sink unit with gloss grey double cupboard beneath. Low level WC. Contrasting PVC clad surrounds, chrome heated towel rail. Inset ceiling spotlights, extractor fan. Amtico wood grain flooring.





## OUTSIDE

The property is nicely situated in a cul-de-sac set back from the road having a full width tarmacadam driveway to front. Outside power point. The driveway leads down the side of the property through double timber gates where there is an outside hot and cold tap. There is a fully fenced and enclosed rear garden which is principally laid to lawn with central brick retaining wall and slabbed patio to the top of the garden. The garden overlooks open fields to rear and has a sunny aspect.



## WORKSHOP/STORE ROOM

8'2" x 20'6" (2.50 x 6.25)

With a timber door to front, side pedestrian access, light and power.





| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         | 85        |
| (81-91) <b>B</b>  | 73      |           |
| (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                     |         |           |
| England & Wales 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>  |         |           |
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| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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