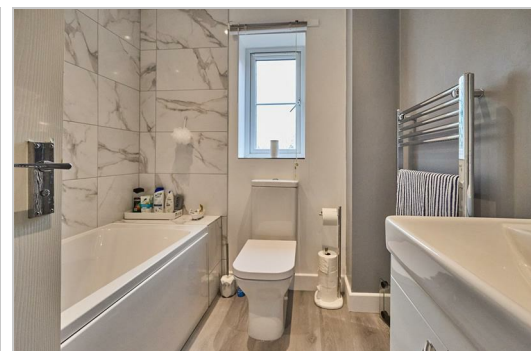




31 GARNER CLOSE, BARWELL, LE9 8NG

£210,000

Impressive 2009 David Wilson built end town house with open fields to rear. Sought after and convenient cul de sac location within walking distance of the village centre, shops, schools, doctors surgery, bus services, parks and good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, Hammonds built-in wardrobes, spindle balustrades, spot lights, wired-in smoke alarms, alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, fitted kitchen and lounge dining room. Two double bedrooms and re-fitted bathroom with shower. Driveway and enclosed rear garden with shed. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

Council tax band B

ACCOMMODATION

Open canopy porch with outside lighting. A composite panelled door leads to the

ENTRANCE HALLWAY

With laminate wood strip flooring, keypad for the burglar alarm system and wired in smoke alarm. A white panelled interior door leads to a built in storage cupboard with coat hooks, shelving and houses the main control box for the burglar alarm system. White panelled interior door to

SEPARATE WC

With low level WC, pedestal wash hand basin, tiled flooring, extractor fan, inset ceiling spot lights, double panelled radiator and also houses the consumer unit.

KITCHEN TO FRONT

6'4" x 7'11" (1.94 x 2.43)

With a range of floor standing fitted kitchen units with roll edge working surfaces above. Inset stainless steel sink unit with drainer and mixer tap above, cupboard beneath. An AEG oven with gas hob unit and extractor above. A further range of wall mounted matching cupboard units, one concealing the gas combination boiler for central heating and domestic hot water. Tiled flooring and inset ceiling spot lights.



LOUNGE DINING ROOM TO REAR

14'11" x 12'11" (4.57 x 3.94)

With stairway to the first floor with white spindle balustrades, two double panelled radiators, thermostat for the central heating system, TV aerial point, smoke alarm and French doors leading to the rear garden.



FIRST FLOOR LANDING

With loft access. The loft has a ladder, lighting and is boarded. Wired in smoke alarm. White panelled interior door to

BEDROOM ONE TO REAR

8'1" x 12'11" max (2.47 x 3.94 max)

With a storage cupboard with shelving and rails. A built in Hammonds wardrobe unit with matching built in chest of drawers. TV aerial point, double panelled radiator.



BEDROOM TWO TO FRONT

12'11" x 8'0" (3.96 x 2.46)

With a built in Hammonds wardrobe unit concealing the internet point. Double panelled radiator and TV aerial point.



RE FITTED BATHROOM TO SIDE

6'4" x 6'5" (1.95 x 1.97)

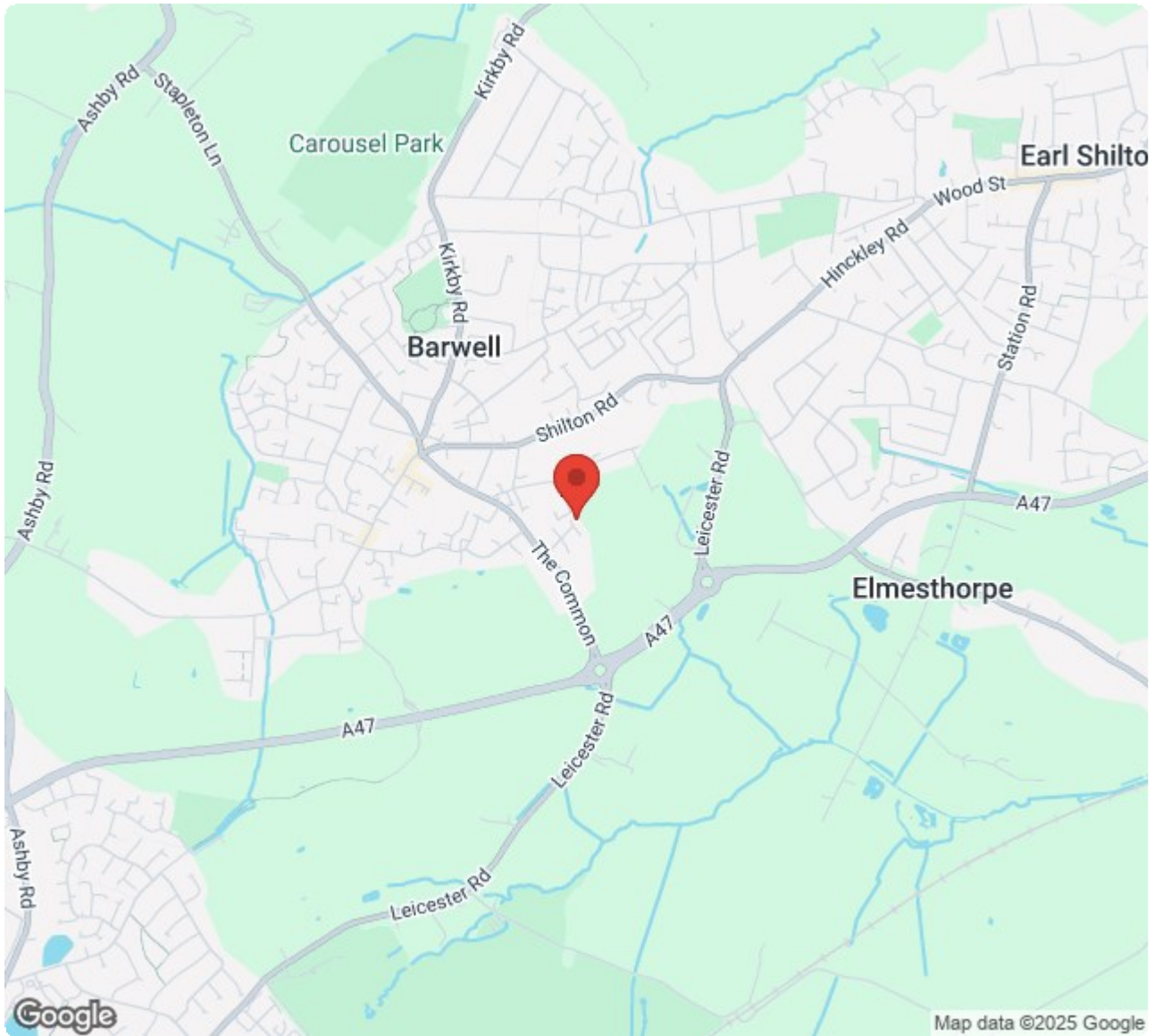
With a white panelled bath with mixer rain shower above and fully tiled surrounds. Low level WC, vanity sink unit with double cupboard beneath. Laminate wood strip flooring, chrome heated towel rail, shaver point, extractor fan and inset ceiling spot lights.



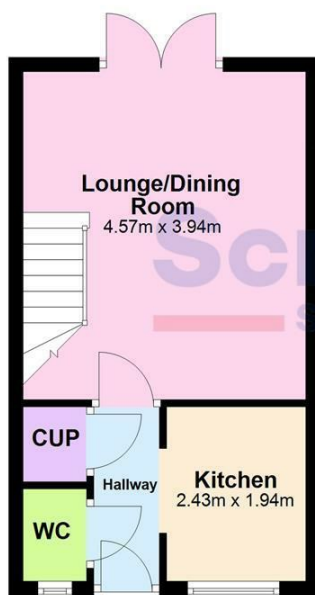
OUTSIDE

The property is nicely situated in a cul de sac with a well stocked front garden. There is a tarmacadam driveway to front and a slabbed shared pathway leads down the side of the property and a gate offers access to the fully fenced and enclosed rear garden. There is a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. There is a timber shed which has power and the property has open countryside views to rear.

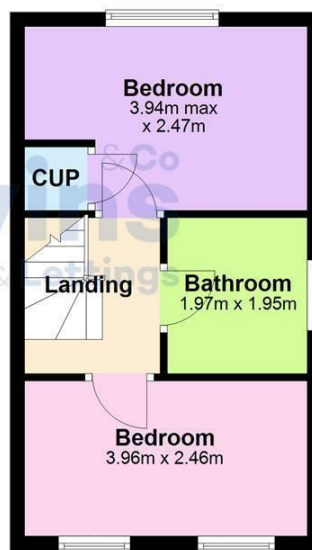




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(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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