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Company Number: 11832775 (Registered in England and Wales)

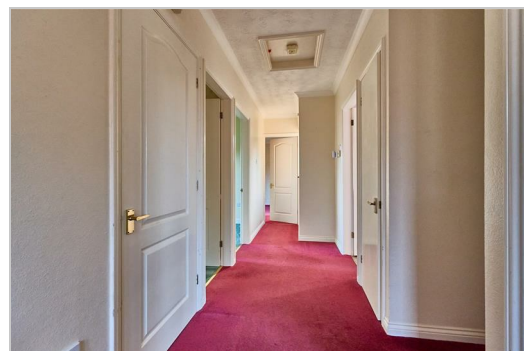
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5 NOTLEY MANOR DRIVE, BARWELL, LE9 7PQ

OFFERS OVER £235,000

No Chain. Attractive, modern detached bungalow on a good sized private corner plot situated at the head of a private cul de sac of five similar properties, within walking distance of the village centre including shops, schools, doctors, dentists, parks, bus service, restaurants, public houses and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panel interior doors, coving, gas central heating, SUDG. Offers open porch, entrance hall, lounge/dining room with feature fireplace and fitted kitchen. Three bedrooms (main with fitted wardrobes), shower room, single garage, front and enclosed mature side and sunny rear gardens. Viewing recommended. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Open canopy porch with quarry tiled flooring and outside lighting and attached brick built meter cupboard/tool store. Attractive woodgrain composite panel and SUDG front door to

SPACIOUS ENTRANCE HALLWAY

With single panelled radiator, digital thermostat for the central heating system. Doorbell chime, coving to ceiling. Radiator. Door to a cloak cupboard, further door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water. Loft access. Attractive white two panel interior doors to

REAR LOUNGE DINING ROOM

11'6" x 14'7" (3.51 x 4.47)

With feature brick fireplace incorporating a fitted gas fire. Double panelled radiator. Tv aerial point, coving to ceiling. UPVC SUDG French door leading to the rear garden.



REAR FITTED KITCHEN

6'9" x 13'5" (2.08 x 4.11)

With a range of white fitted kitchen units consisting inset one and a half bowl single drainer resin sink unit. mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawers, contrasting roll edge working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath. Integrated extractor hood above. Tiled splashbacks, further matching wall mounted cupboard units. Appliance recess points for automatic washing machine, radiator.



FRONT BEDROOM ONE

11'7" x 10'6" (3.54 x 3.22)

With built in double slide robes with mirror fronted glazed doors to front. Radiator. Coving to ceiling.



SIDE BEDROOM TWO

7'6" x 11'7" (2.31 x 3.55)

With radiator.



FRONT BEDROOM THREE

6'6" x 7'6" (1.99 x 2.30)

With radiator.



SHOWER ROOM

7'4" x 8'1" (2.25 x 2.47)

With fully tiled walk in shower with glazed shower scree, electric shower unit above. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Radiator, wall mounted mirror fronted bathroom cabinet. Radiator and extractor fan.



OUTSIDE

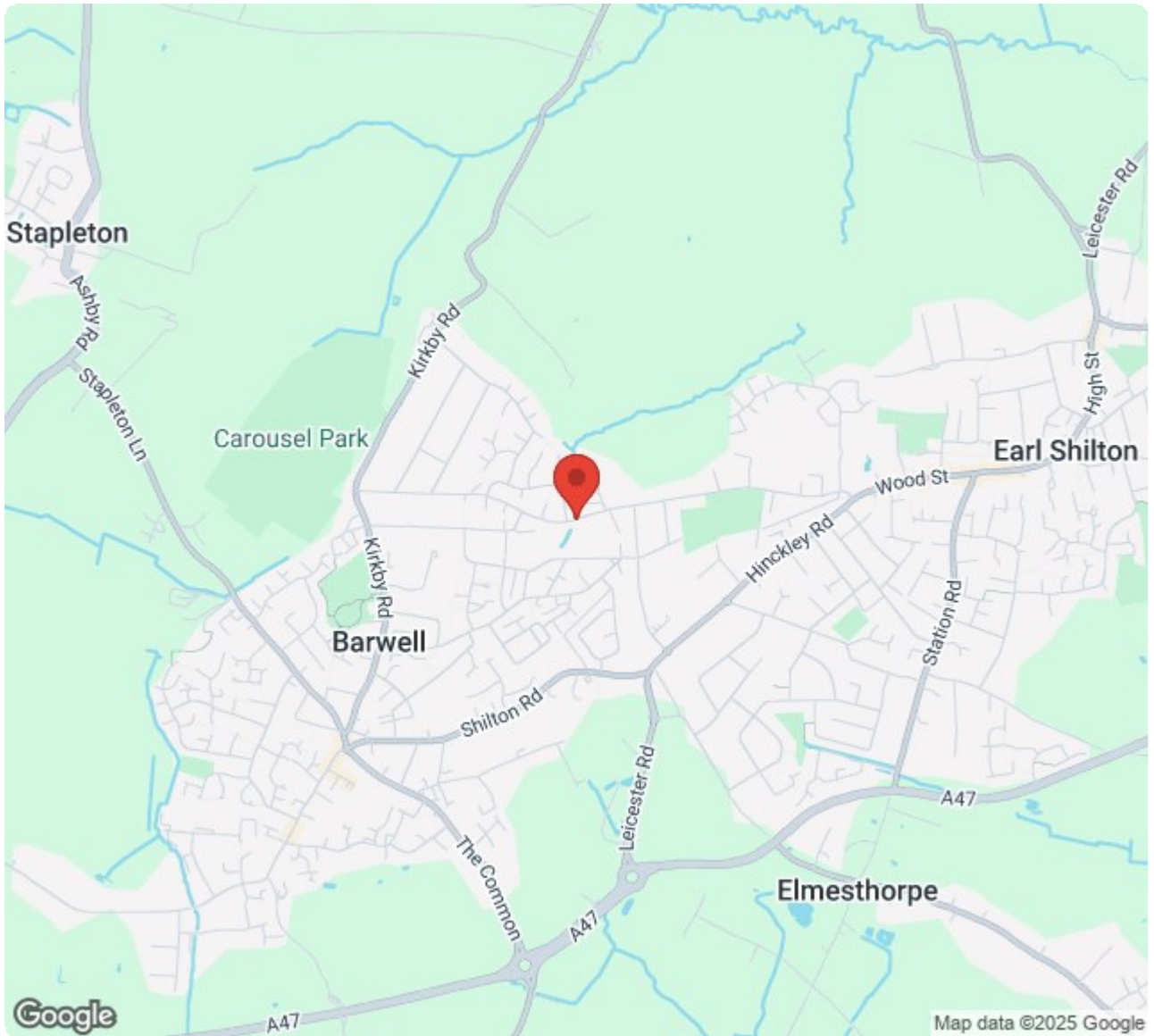
The property is quietly situated on a corner plot at the head of a private driveway to 5 individual bungalows, set back from the road, having a tarmacadam and block paved driveway to front leading to a single garage. A wrought iron gate and slabbed pathway lead to the fully fenced and enclosed side and rear garden which has been hard landscaped having a slabbed patio adjacent to the rear of the property, beyond which the garden is principally stoned for easy maintenance with beds, borders and mature trees. Outside lighting, cold water tap and timber shed.



GARAGE

8'2" x 13'1".291'11" (2.51 x 4..89)

With up and over door , rear pedestrian door, light and power and a pitched room offering extra storage. There is also security lights.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(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+)	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		
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