

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



1A HAZEL WAY, BARWELL, LE9 8GP

ASKING PRICE £320,000

Impressive modern individual detached bungalow with an impressive frontage of approximately 78ft. Popular and convenient location within walking distance of the village centre including shops, co op, schools, doctors, dentist, bus service, parks, takeaways, public houses and with good access to major road links. Well presented and refurbished including white panelled interior doors, ceramic/woodgrain laminate flooring, wood burning stove, refitted kitchen and bathroom, fitted wardrobes, spot lights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, lounge, UPVC SUDG conservatory and breakfast kitchen with built in appliances. Two double bedrooms (main with en suite shower room) and bathroom. Wide driveway leading to a single garage. Well kept front and sunny enclosed side and rear gardens. Three timber sheds. Viewing recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C
EPC RATING - TBC

ACCOMMODATION

Open pitch and tiled canopy porch with outside lighting. Attractive woodgrain composite panel and SUDG front door to:

L SHAPED ENTRANCE HALLWAY

Radiator, digital thermostat for central heating system, telephone point including broadband and woodgrain laminate wood strip flooring. Door to coats cupboard with lighting, shelving, hanging rail and housing keypad for burglar alarm system. Loft access with extending aluminium ladder (loft is partially boarded with lighting) Attractive white six panel interior doors to:

FRONT LOUNGE

12'3" x 15'8" (3.74 x 4.79)

Feature fireplace having raised slate hearth incorporating a black cast iron wood burning stove. Radiator, TV aerial point and two wall lights. Wall mounted leaded glazed corner cabinet included. UPVC SUDG sliding patio doors leading to:



UPVC SUDG CONSERVATORY TO SIDE

11'2" x 8'9" (3.41 x 2.67)

Terracotta tiled flooring, radiator, two double power points and ceiling mounted fan light. Conservatory blinds are included. UPVC SUDG French doors leading to the side garden.



REFITTED BREAKFAST KITCHEN TO REAR

14'6" x 9'9" (4.42 x 2.98)

Range of light oak fitted kitchen units consisting inset one and a half bowl single drainer ceramic sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and five three drawer units with contrasting working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit with stainless steel splashback and stainless steel chimney extractor above. Matching wall mounted cupboard units. Integrated double fan assisted oven with grill, larder fridge, dishwasher and washing machine. Cupboard concealing the Worcester gas condensing combination boiler for central heating and domestic hot water. Matching breakfast bar, laminate tiled flooring, inset ceiling spotlights, radiator, TV aerial point and UPVC SUDG door to side.



REAR BEDROOM ONE

10'1" x 12'11" (3.08 x 3.96)

Range of Hammonds fitted bedroom furniture in cream consisting two double and one single wardrobe units and two bedside cabinets with ornamental alcove niches above with glass shelving and lighting. Chest of drawers and bridge of cupboards above the bedhead with matching bedhead. Radiator and TV aerial point. Door to:



REFITTED EN SUITE SHOWER ROOM

6'8" x 4'1" (2.04 x 1.27)

White suite with fully tiled quadrant corner shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiles surrounds including the flooring. Radiator, inset ceiling spotlights and extractor fan.



BEDROOM TWO TO FRONT

9'8" x 11'11" (2.95 x 3.65)

Woodgrain laminate wood strip flooring, radiator and UPVC SUDG bay window to front.



REFITTED BATHROOM TO REAR

6'5" x 9'9" (1.96 x 2.98)

White suite consisting L shaped panelled bath with mains shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, chrome heated towel rail, inset ceiling spotlights and extractor fan. Linen cupboard with fitted shelving and radiator.

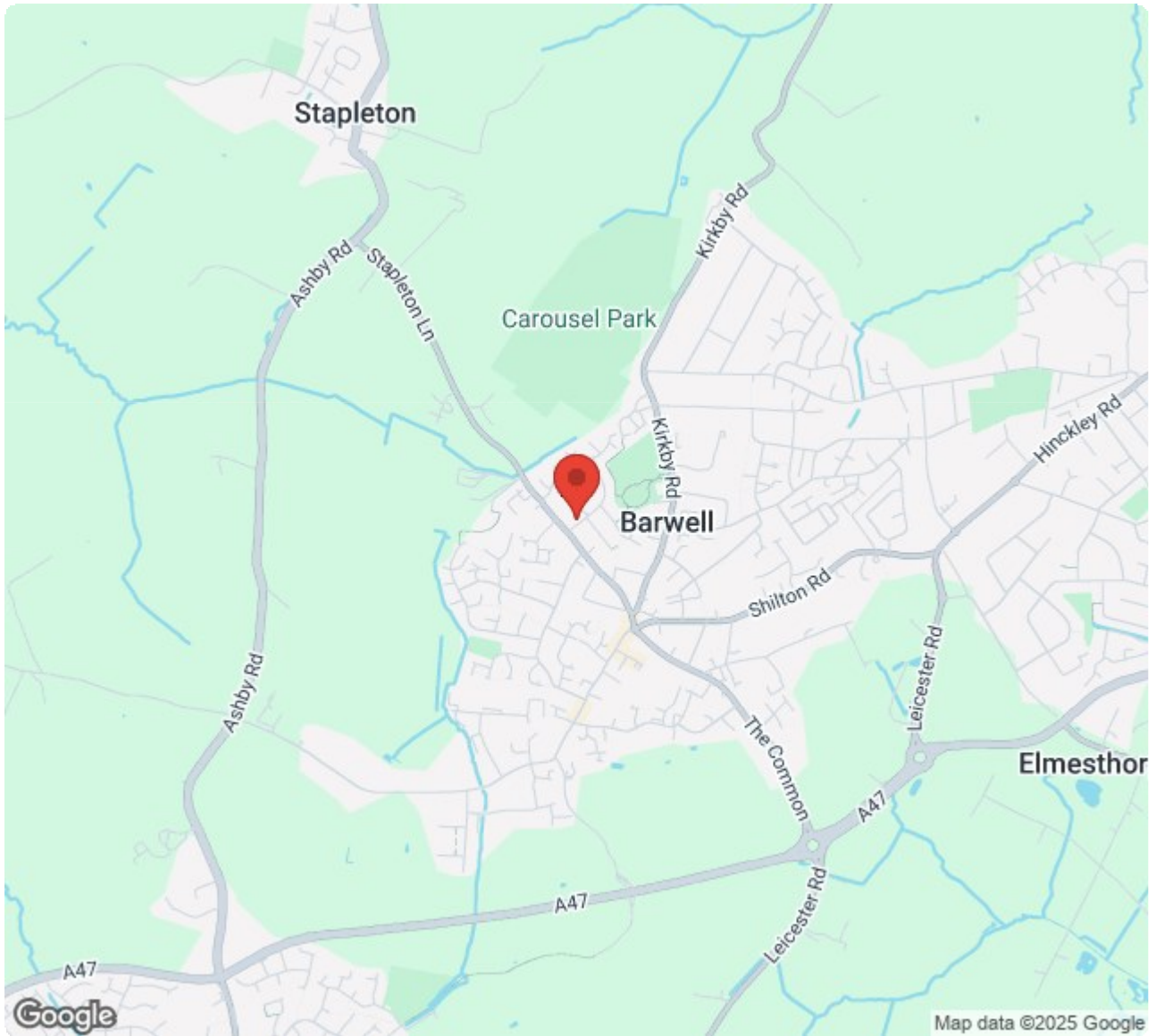


OUTSIDE

The property is nicely situated on a good sized corner plot, having an impressive frontage of approx 78ft. Set back from the road by panelled fencing and a low brick retaining wall. Wide block paved and stone driveway to the front, offering ample car parking and leading to the single brick built garage 2.58m x 5.38m with up and over door to front, light, power and loft access. Outside security light. Raised bed with surrounding railway sleepers to the front garden with a cherry blossom tree. Composite and metal gate lead to the fully fenced and enclosed side and rear garden. Slabbed patio adjacent to the conservatory beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. Timber shed. The garden has a sunny aspect. A slab pathway and timber gate lead down the right hand side of the property to a slabbed and stone area with two sheds and an outside tap.







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	65
(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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