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36 PECKLETON GREEN, BARWELL, LE9 8LD

OFFERS OVER £375,000

Attractive extended modern Thomas Lowe built detached family home situated on an advantageous corner plot. Popular and convenient location within walking distance of local schools, the village centre, open countryside, local parks and with good access to the A47. Immaculately presented and much improved with a range of good quality fixtures and fittings including inset ceiling spotlights, tiled and luxury vinyl tiled flooring, feature fireplace, refitted kitchen, fitted wardrobes, gas central heating and UPVC SUDG. Deceptively spacious accommodation offers entrance porch, entrance hallway, lounge, playroom, dining kitchen, sun room, utility room and separate WC. Four good sized bedrooms (main with fitted wardrobes and ensuite shower room) and family bathroom with shower. Wide driveway to garage. Good sized enclosed rear & side garden. Viewing highly recommended. Carpets, blinds, curtains and light fittings.



TENURE

Freehold
Council Tax Band D
EPC Rating TBC

ACCOMMODATION

UPVC SUDG door to the

ENTRANCE PORCH

With slate tiled flooring, inset ceiling spotlights, UPVC SUDG door to

ENTRANCE HALLWAY

With stairway to first floor. Tiled flooring. Attractive white panelled interior door to

FRONT LOUNGE

12'10" x 17'1" (3.92 x 5.21)

With feature fireplace incorporating a coal effect gas fire, with marble hearth and backing and wooden surround. Inset ceiling spotlights and TV aerial point. Luxury vinyl tile flooring. Attractive white panelled interior door to



REFITTED DINING KITCHEN

16'0" x 10'9" (4.90 x 3.30)

With LVT flooring. Refitted kitchen with a range of fashionable range of floor standing kitchen units with roll edge working surfaces above, inset stainless steel sink and drainer with mixer tap above, cupboard beneath, wine rack, floor standing cupboard units and drawers, tiled splashbacks, inset four ring gas hob with extractor hood above, electric oven and grill beneath. Radiator with radiator cover, inset ceiling spotlights and door to useful under stairs storage cupboards with power, currently houses a fridge freezer. Archway to



EXTENDED LIVING SPACE/SUNROOM

9'6" x 14'9" (2.90 x 4.52)

With LVT flooring, UPVC SUDG doors to the rear garden, inset ceiling spotlights, radiator and power points.



PLAYROOM TO FRONT

15'0" x 7'9" (4.58 x 2.38)

With LVT flooring, TV aerial point, wall mounted electric consumer unit, radiator, door to large useful under stairs storage cupboard.



REAR UTILITY ROOM

11'7" max x 7'9" (3.54 max x 2.37)

With a range of fitted kitchen units with inset stainless steel sink, drainer with mixer tap above, cupboard beneath, plumbing for automatic washing machine and cupboard housing the Worcester gas combination boiler for central heating and domestic hot water, tiled splashbacks and wooden working surface. Radiator, tiled flooring. Door to



SEPARATE WC

4'11" x 5'1" (1.50 x 1.57)

With low level WC and pedestal wash hand basin, radiator, tiled flooring, inset ceiling spotlights. Door to



FIRST FLOOR LANDING

With loft access, inset ceiling spotlights, the loft is partially boarded with pull down ladder. Door to useful under stairs storage cupboard which was previously the airing cupboard. Door to

FRONT BEDROOM ONE

13'1" max x 11'5" (4.01 max x 3.48)

With double panelled radiator, a range of fitted IKEA wardrobes with rails and shelving, door to



EN-SUITE

4'6" x 4'6" (1.38 x 1.38)

With corner enclosed shower cubicle with electric shower, low level WC, pedestal wash hand basin, inset ceiling spotlights and extractor fan. Door to



FRONT BEDROOM TWO

13'0" x 7'9" (3.97 x 2.38)

With laminate wood strip flooring. Door to



REAR BEDROOM THREE

8'11" x 9'3" (2.72 x 2.83)

With double panelled radiator. Door to



REAR BEDROOM FOUR

8'10" x 6'7" (2.71 x 2.03)

With laminate wood strip flooring, single panelled radiator with radiator cover. Door to



FAMILY BATHROOM

6'1" x 7'1" (1.86 x 2.18)

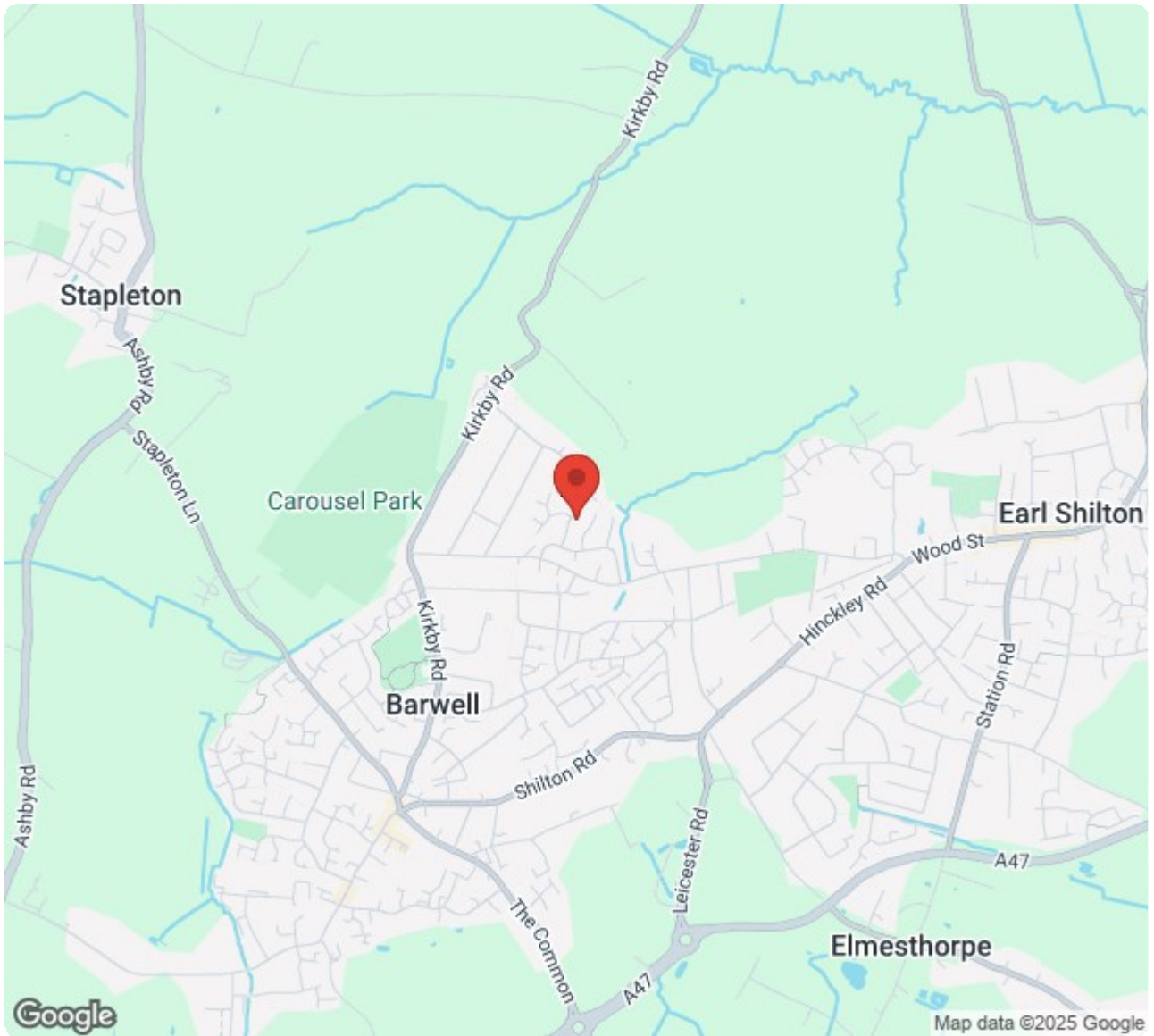
With white suite consisting of panelled bath with electric Triton shower above, tiled surrounds, vanity sink unit, low level WC and vinyl flooring, Inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated on an advantageous large corner plot with a shale wide driveway to front which offers ample car parking with surrounding hedging which leads to a detached garage with up and over door to front, timber gates to side offers access to the rear garden. Stone pathway leads to the enclosed rear garden, enclosed by panelled fencing, adjacent to the rear of the property we have got a slabbed patio. The remainder of the garden is principally hard landscaped with stone for easy maintenance. There is a pond and raised beds, the fencing is new as of 2025. A rear pedestrian door to the garage as well. There is an outside tap.





Ground Floor



First Floor

