

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

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2 DEACON AVENUE, BARLESTONE, CV13 0HE

OFFERS OVER £280,000

Extended modern Jelson built semi detached house on an advantageous corner plot. Popular and convenient cul de sac location within walking distance of the village centre including shops, Co-op, Primary school, parks, bus service, takeaways, public houses and good access to major road links. Immaculately presented the property benefits from feature fireplace with log burner, laminate wood strip flooring, coving, modern kitchen, UPVC SUDG, gas central heating and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hallway, lounge, dining room, dining kitchen and conservatory. Four good sized bedrooms (main with fitted wardrobes and ensuite shower room) and family bathroom with shower. Double driveway to garage. Front and good sized rear garden. Viewing highly recommended. Carpets, light fittings, blinds and curtains included.



TENURE

Freehold
Council Tax Band B
EPC Rating TBC

ACCOMMODATION

UPVC SUDG front door to the

ENTRANCE PORCH

With wood strip laminate flooring, cupboard housing the gas and electric meters, telephone point and double panelled radiator, wooden and glazed door to

ENTRANCE HALLWAY

With single panelled radiator, stairway to first floor. White panelled interior door to

EXTENDED FRONT LOUNGE

20'9" x 13'5" (6.33 x 4.10)

With feature fireplace incorporating a log burner with slate hearth, TV aerial point, coving to ceiling, double panelled radiator. Archway to



DINING ROOM

7'9" x 12'1" (2.37 x 3.69)

With coving to ceiling, laminate wood strip flooring, double panelled radiator. Useful under stairs storage cupboard. UPVC SUDG French doors to the



CONSERVATORY

11'8" x 8'7" (3.57 x 2.62)

With laminate wood strip flooring, UPVC SUDG French doors to the rear garden. Double panelled radiator, ceiling fan light. Attractive white panelled interior door to



REAR EXTENDED DINING KITCHEN

15'8" x 11'6" (4.80 x 3.52)

With a fashionable refitted kitchen with floor standing cupboard units in gloss cream with working surfaces above and inset composite sink and drainer, mixer tap above, cupboard beneath. Further range of wall mounted cupboard units, one of the cupboards houses a freestanding fridge freezer which is included, one cupboard houses the Valliant gas condensing boiler for the central heating, plumbing for automatic washing machine and plumbing for dishwasher. Inset four ring gas hob with extractor hood above, BEKO electric oven with grill beneath. Tiled splashbacks, tiled flooring, further range of wall mounted cupboard including display units and further drawers. Double panelled radiator and fitted breakfast bar with four breakfast stools.



FIRST FLOOR LANDING

With loft access, the loft is partially boarded. Attractive white panelled door to

FRONT BEDROOM ONE

11'0" x 12'8" (3.37 x 3.87)

With fitted wardrobes with cupboards above. TV Aerial point. Attractive white panelled interior door to



EN-SUITE SHOWER ROOM

9'4" x 5'6" (2.87 x 1.70)

With white suite consisting enclosed shower cubicle with Triton electric shower, tiled surrounds and vanity sink unit, vinyl flooring. Single panelled radiator. Extractor fan. Door to



REAR BEDROOM THREE

8'8" x 8'8" (2.66 x 2.66)

With single panelled radiator.



REAR BEDROOM TWO

8'6" x 9'2" (2.60 x 2.81)

With single panelled radiator, coving to ceiling. TV aerial point. Door to



REAR BEDROOM FOUR

9'2" x 5'3" (2.80 x 1.62)

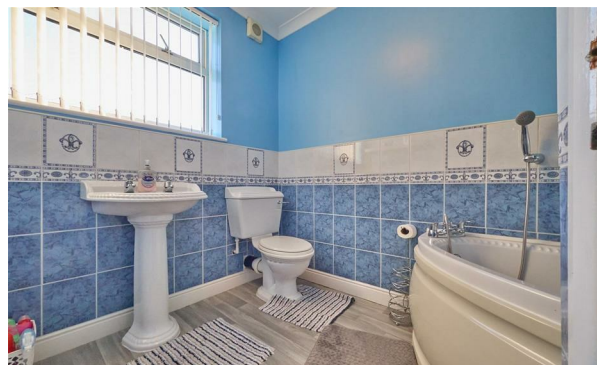
With coving to ceiling, double panelled radiator. Attractive white panelled interior door to



FAMILY BATHROOM

9'4" max x 6'6" (2.86 max x 1.99)

With large corner bath with mixer shower attachment, tiled surrounds, low level WC, pedestal wash hand basin. Single panelled radiator and vinyl flooring. Coving to ceiling and extractor fan

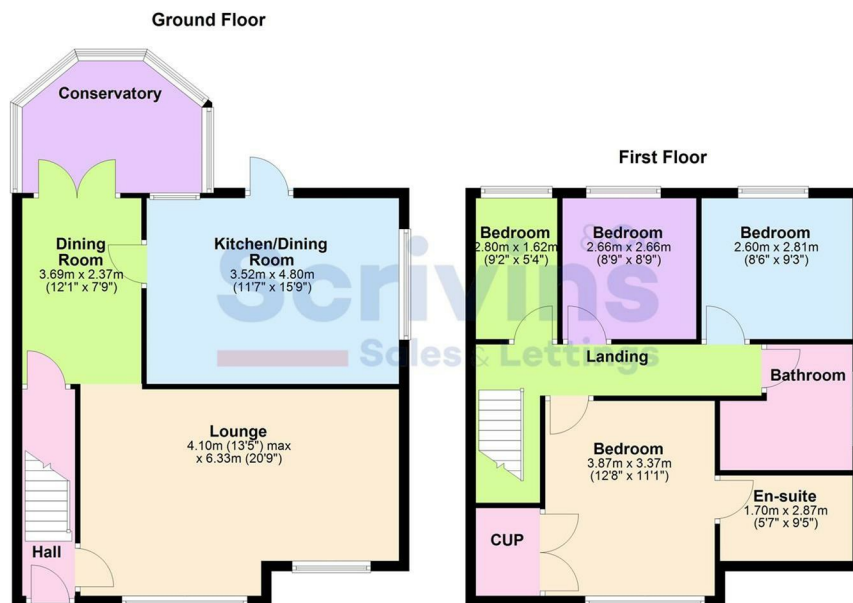
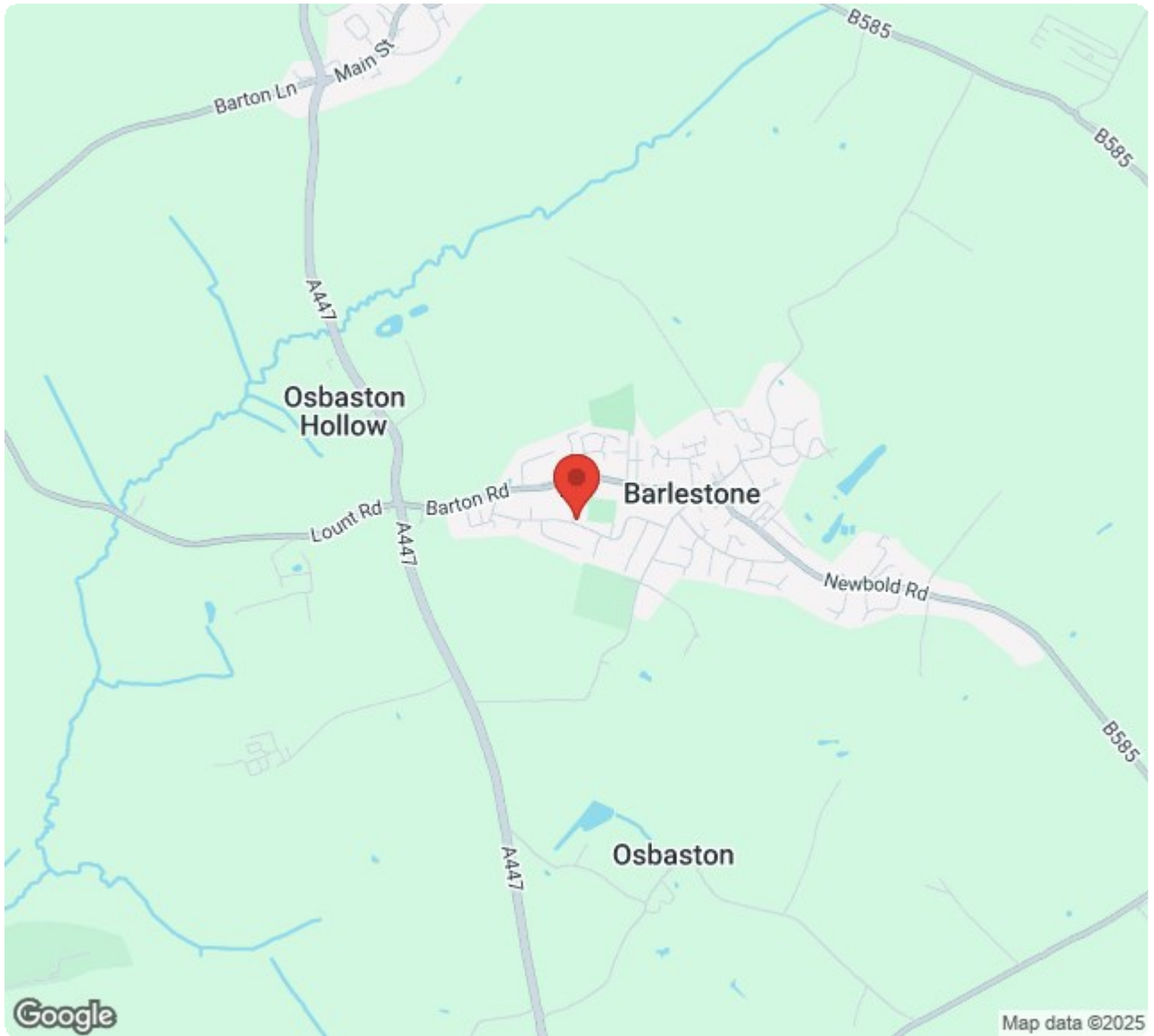


OUTSIDE

The property is nicely situated on an advantageous corner plot set back from the road with front garden which is stoned with a low level retaining wall and low level fence and slabbed pathway leads to the side of the property where there is a tarmac wide driveway which offers car parking for up to 3 cars which leads to the brick built garage with up and over door to front, light and power. Through the timber gate to rear offers access to the large enclosed rear garden, enclosed by hedging to the side of the property, the garden is in Astro turf. The remainder of the garden has a stoned patio which is hard landscaped for easy maintenance, there is a rear pedestrian door to the garage. Outside tap and lighting.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B	73	
(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 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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