

Scrivins & Co

Sales & Lettings

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

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39 ST. MARYS AVENUE, BARWELL, LE9 8EE

£250,000

Spacious traditional semi detached family home on a large plot, overlooking open fields to rear. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, takeaways, public houses and with good access to major road links. Well presented and refurbished including pine panelled interior doors, spindle ballustrades, wooden and ceramic tiled flooring, feature fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge, dining kitchen with built in appliances and UPVC SUDG conservatory. Three bedrooms and bathroom with shower. Wide driveway to carport and detached garage. Large rear garden. Viewing recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B
EPC RATING - C

ACCOMMODATION

Attractive grey composite panel and SUDG front door to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring and fitted floor to ceiling meter and storage cupboard. Wireless digital programmer and thermostat for central heating and domestic hot water. Stairway to first floor with pine spindle balustrades. Feature archway leads to:

FRONT LOUNGE

14'10" x 12'2" (4.54 x 3.72)

Feature fireplace with ornamental wood surround, raised marble hearth and backing incorporating living flame coal effect gas fire. Oak finish laminate wood strip flooring, radiator and TV aerial point including Virgin Media. Coving to ceiling and four matching wall lights. UPVC SUDG bow window to front. Four panel pine interior door leads to:



REFITTED DINING KITCHEN TO REAR

21'5" x 8'11" (6.53 x 2.72)

Fashionable range of boat blue fitted kitchen units with soft close doors consisting inset black one and a half bowl single drainer resin sink unit with mixer tap above and double base unit beneath. Further range of floor mounted cupboard units and three drawer units with contrasting wood grain working surfaces above and matching upstands. Inset Neff five ring gas hob unit, splashback and black chimney extractor above. Matching wall mounted cupboard units including one double display unit with glazed doors. Integrated Hotpoint double fan assisted oven with grill, housing for fridge freezer and microwave. Ceramic tiled flooring and radiator. Door to useful understairs storage cupboard. UPVC SUDG door to carport to side and UPVC SUDG sliding patio doors to:



UPVC SUDG CONSERVATORY

9'1" x 9'6" (2.78 x 2.92)

Ceramic tiled flooring, one double power point, TV aerial point and ceiling mounted fan light. Conservatory blinds are included. UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

Built in linen/storage cupboard and loft access with extending aluminium ladder (loft is partially boarded and has lighting)

FRONT BEDROOM ONE

10'7" x 11'6" (3.25 x 3.52)

Range of fitted bedroom furniture in cream consisting two single wardrobe units with mirror glazed doors, bridge of cupboards and shelving above the bedhead. Radiator.



REAR BEDROOM TWO

10'4" x 13'7" (3.17 x 4.15)

Built in open wardrobe with hanging rail and display shelving. Single panel radiator and further book and wall mounted display shelving.



FRONT BEDROOM THREE

7'9" x 9'10" (2.37 x 3.00)

Radiator and wall mounted hanging rail and display shelving. Further storage over the stairs housing the Worcester gas condensing combination boiler for central heating and domestic hot water (still under warranty). Single panel radiator and further wall mounted display and bookshelves.



REFITTED BATHROOM TO REAR

5'7" x 7'6" (1.71 x 2.29)

White suite consisting panelled bath with mains shower unit above, vanity sink unit with gloss white double cupboard beneath and mirror fronted bathroom cabinet above and low level WC. Contrasting tiled surrounds including the flooring and radiator.

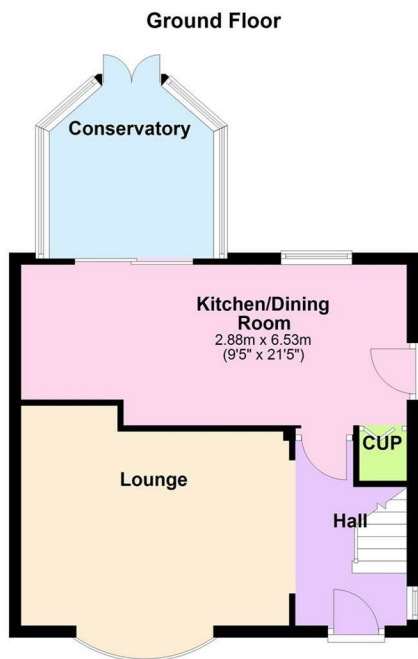
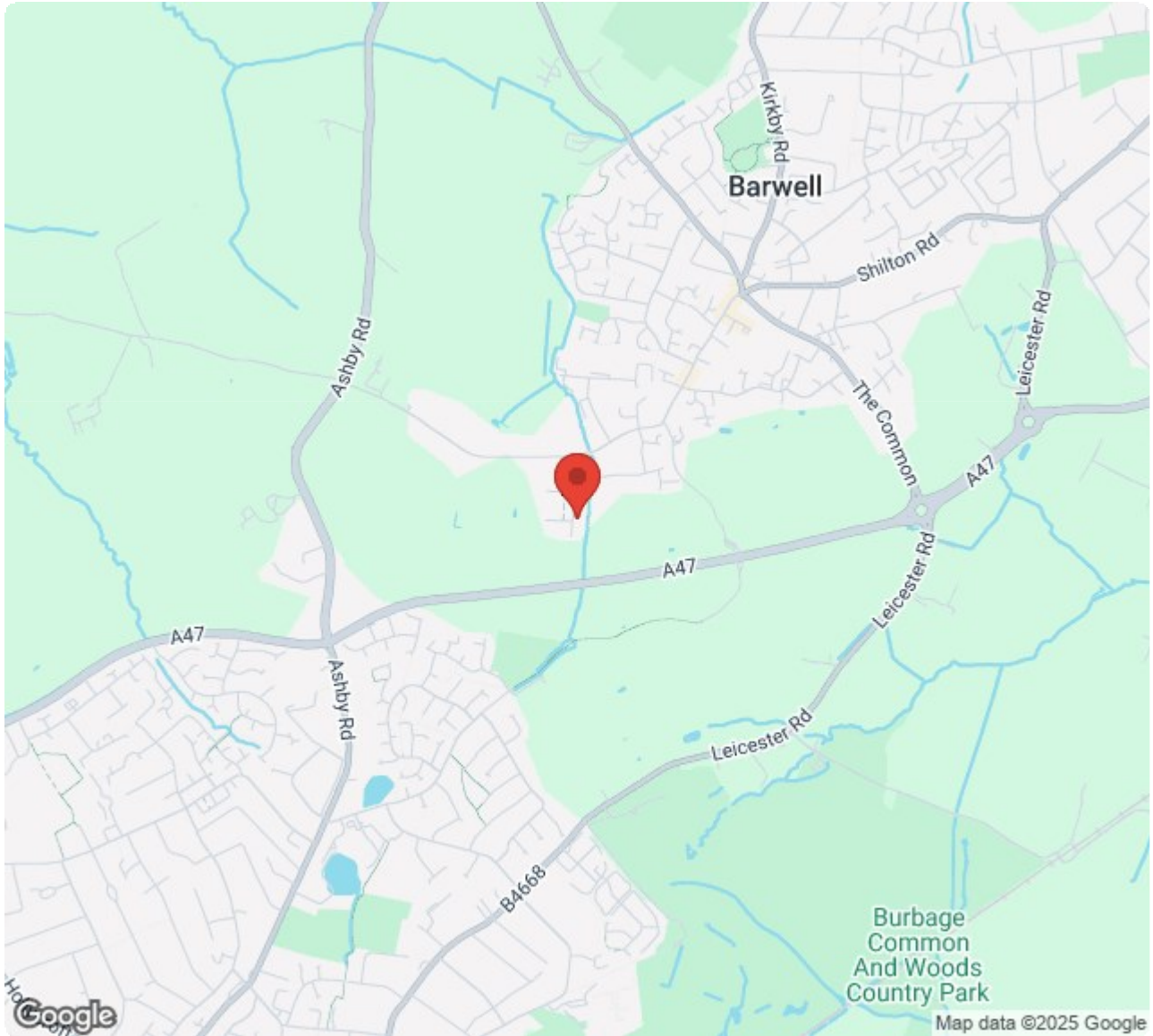


OUTSIDE

The property is set well back from the road having a full width block paved stone and slab driveway to front offering ample car parking. Double power point and outdoor security light. Leading down the side of the property through double timber doors to a carport, beyond which is a detached sectional concrete garage 2.49m x 5.44m with up and over door to front, light and power. Adjacent to the rear of the property is a full width slabbed patio with raised bed. Outside tap, outside lighting. Further slabbed patio with surrounding stone borders. Timber trellis and wrought iron gate lead to the top of the garden which is principally laid to lawn with a further slabbed patio and timber decking with surrounding pergola and timber wendy house. Overlooks open fields to rear.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		
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