

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



58 GALLOWAY CLOSE, BARWELL, LE9 8HL

£310,000

Extended and refurbished detached family home on a large corner plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, takeaways, public houses and with good access to major road links. Well presented including white panel interior doors, wooden flooring, feature fireplace, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, extended open plan living dining kitchen, utility room and shower room/WC, three bedrooms and bathroom. Front and large enclosed sunny side and rear garden. Driveway offering ample carparking and detached garage. Ample room for an extension and further garaging (subject to planning permission) Viewing recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C
EPC RATING TBC

ACCOMMODATION

Open canopy porch with quarry tiled flooring and outside lighting. Attractive UPVC SUDG and colour leaded front door to:

ENTRANCE HALLWAY

Radiator, telephone point, wall mounted consumer unit and stairway to first floor. Attractive white panel and etched glazed door to:

FRONT LOUNGE

13'10" x 11'11" (4.23 x 3.64)

Feature fireplace having ornamental marble surrounds, raised marble hearth and backing incorporating living flame coal effect gas fire. Radiator, coving to ceiling, TV aerial point and UPVC SUDG bow window to front. White panel and etch glazed double doors leading to:

EXTENDED OPEN PLAN LIVING DINING KITCHEN

22'0" max x 23'8" max (6.73 max x 7.23 max)

Kitchen separately measuring 5.13m x 3.50m with a range of medium oak fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further range of floor mounted cupboard units and three drawer unit with contrasting roll edge working surfaces above and matching upstands. Further matching wall mounted cupboard units. Black Rangemaster range cooker included with five ring gas hob, two double ovens and grill beneath and matching black chimney extractor above. LG black american fridge freezer included. Two radiators.

Living dining area to rear measuring 3.00m x 7.23m with grey woodgrain laminate wood strip flooring, two radiators, wired in smoke alarm, TV aerial point, coving to ceiling and two sets of UPVC SUDG French doors leading to the side and rear gardens, with built in blinds.



UTILITY ROOM TO SIDE

5'10" x 4'1" (1.78 x 1.25)

Floor standing matching unit from the kitchen with working surface above. Plumbing for automatic washing machine, coving to ceiling and UPVC SUDG door to the side of the property. Grey woodgrain LVT flooring. Further door leads to:

SHOWER ROOM

5'11" x 5'10" (1.81 x 1.79)

White suite consisting of a shower cubicle with glazed shower door, vanity sink unit with gloss white double cupboard beneath and low level WC. Radiator, extractor fan and grey woodgrain LVT flooring.



FIRST FLOOR LANDING

White wrought iron balustrades and door to airing cupboard housing the glow worm gas condensing combination boiler for central heating and domestic hot water (new as of 2022 and still under warranty.) Loft access.

FRONT BEDROOM ONE

11'6" x 11'3" (3.52 x 3.43)

Range of fitted bedroom furniture in pear consisting two double wardrobe units, two bedside cabinets and large chest of drawers. Radiator.

REAR BEDROOM TWO

11'0" x 11'6" (3.36 x 3.53)

Range of fitted bedroom furniture in maple finish consisting two double and one single wardrobe units and chest of drawers. Radiator.



FRONT BEDROOM THREE

6'9" x 8'6" (2.06 x 2.61)

Radiator and built in storage cupboard over the stairs.



BATHROOM TO REAR

8'0" x 5'5" (2.45 x 1.67)

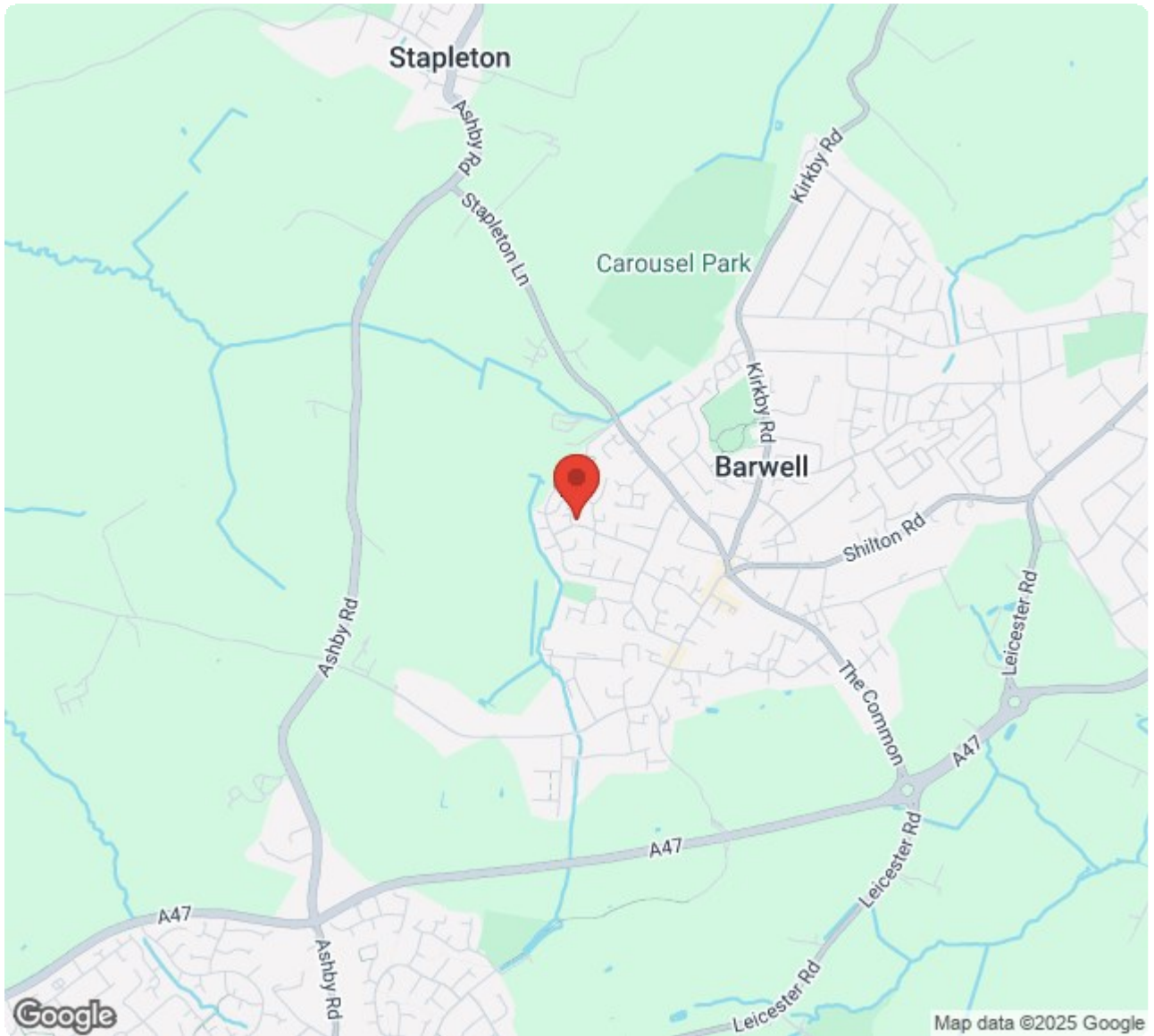
White suite consisting panelled bath with electric shower unit above and glazed shower screen to side, vanity sink unit with gloss white cupboards and drawers beneath and low level WC. Contrasting tiled surrounds, radiator, wall mounted mirror with spotlights above, shaver point and inset ceiling spotlights.



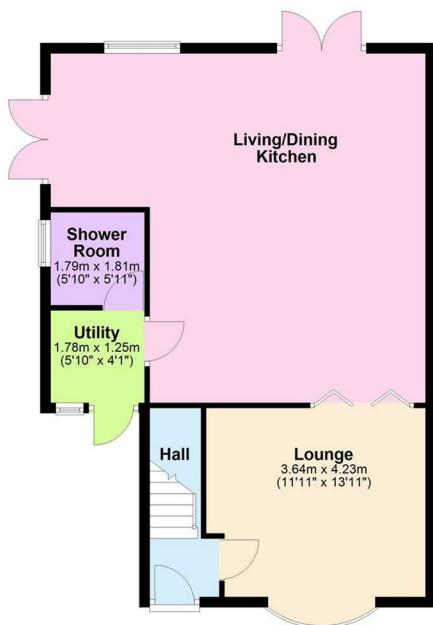
OUTSIDE

The property is situated on a large corner plot, set back from the road having an impressive frontage of approximately 48ft. The front garden is principally laid to lawn with surrounding beds. A timber gate offers access to the large fully fenced and enclosed side and rear garden. Westerly facing side garden has a full width slab and timber deck patio adjacent to the property, beyond which the garden is mainly laid to lawn with surrounding beds. Large timber shed, outside tap and light. The rear garden is principally hard landscaped in flagstones and decorative stone with surrounding beds. Vegetable plot. To the top of the garden double timber gates offer access to a block paved and pre cast concrete driveway offering ample carparking and room for a caravan or motorhome. Single brick built garage with up and over door to front, side pedestrian door, light and power.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(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		