

# Scrivins & Co

## Sales & Lettings

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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



### 20 WATERFALL WAY, BARWELL, LE9 8EH

**OFFERS OVER £325,000**

Extended and refurbished modern detached family home on a large sunny plot with open views to rear. Sought after and convenient location within walking distance of the village centre, including shops, school, doctors, dentists, bus service, takeaways, public houses and good access to major road links. Immaculately presented including white panelled interior doors, oak and ceramic tiled flooring, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, family room/study, fitted kitchen with built in appliances, lounge and dining room with French doors. Four double bedrooms and bathroom with shower cubicle, impressive full width driveway, large sunny rear garden. Viewing highly recommended, carpets and shed included.





## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

Open pitched and tiled canopy porch with brick pillar and outside security light. Attractive UPVC SUDG and coloured leaded front door to

## ENTRANCE HALLWAY

With marble tiled flooring, radiator, dog leg stairway to first floor with pine treads, useful under stairs storage cupboard beneath. Attractive white six panelled interior door to



## FRONT FAMILY ROOM

7'8" x 6'7" (2.35 x 2.01)

With laminate wood strip flooring, fashionable white vertical radiator.



## FRONT FITTED KITCHEN

13'10" x 7'10" (4.23 x 2.41)

With a range of ivory fitted kitchen units consisting inset black single drainer stainless steel sink with mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and drawers. Solid oak working surfaces above with inset Neff five ring gas hob unit, stainless steel splashback and stainless steel chimney extractor above. Tiled splashbacks, further matching range of wall mounted cupboard units and one tall larder unit. Appliance recess points, plumbing for a dishwasher, integrated double Smeg fan assisted oven with grill, wall mounted Valliant gas condensing combination boiler for central heating and domestic hot water, with wireless digital thermostat. Marble tiled flooring, radiator, oak panel and glazed door leads to



### REAR LOUNGE

19'1" x 11'6" (5.82 x 3.53)

With solid oak flooring, two radiators, coving to ceiling, feature archways to



### REAR DINING ROOM

18'6" x 10'0" (5.65 x 3.07)

With solid oak flooring, double panelled radiator, coving to ceiling, UPVC SUDG French doors leading to the rear garden.



### FIRST FLOOR LANDING

With loft access, the loft is partially boarded.



### REAR BEDROOM ONE

9'8" x 11'10" (2.97 x 3.62)

With double slide wardrobe with mirrored glazed doors to front, radiator.



### REAR BEDROOM TWO

9'1" x 11'10" max (2.78 x 3.62 max)

With radiator, with double wardrobe with mirrored glazed doors to front.



### FRONT BEDROOM THREE

9'2" x 7'4" (2.81 x 2.26)

With single mirror fronted wardrobe, radiator.



### FRONT BEDROOM FOUR

9'8" x 8'0" (2.96 x 2.44)

With single mirror fronted wardrobe, radiator.



## SIDE BATHROOM

8'10" x 6'3" (2.70 x 1.91)

With white suite consisting double ended panelled bath, fully tiled walk in shower with glazed shower screen and rain shower above, pedestal wash hand basin, low level WC. Contrasting tiled surrounds including the flooring, inset ceiling spotlights, radiator and extractor fan.

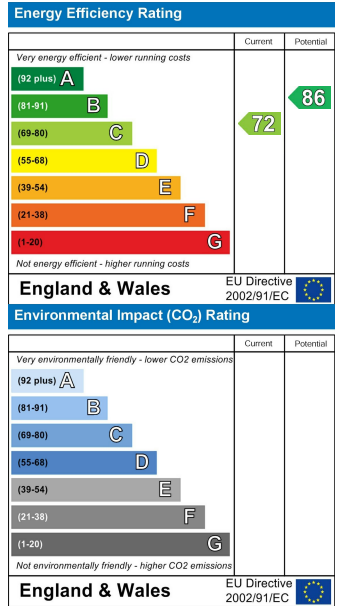
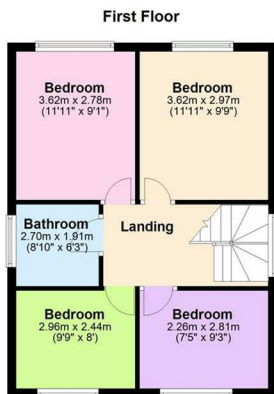
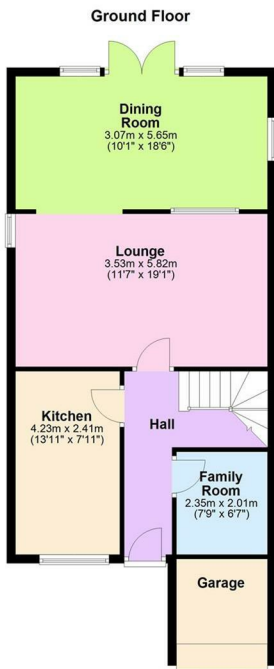
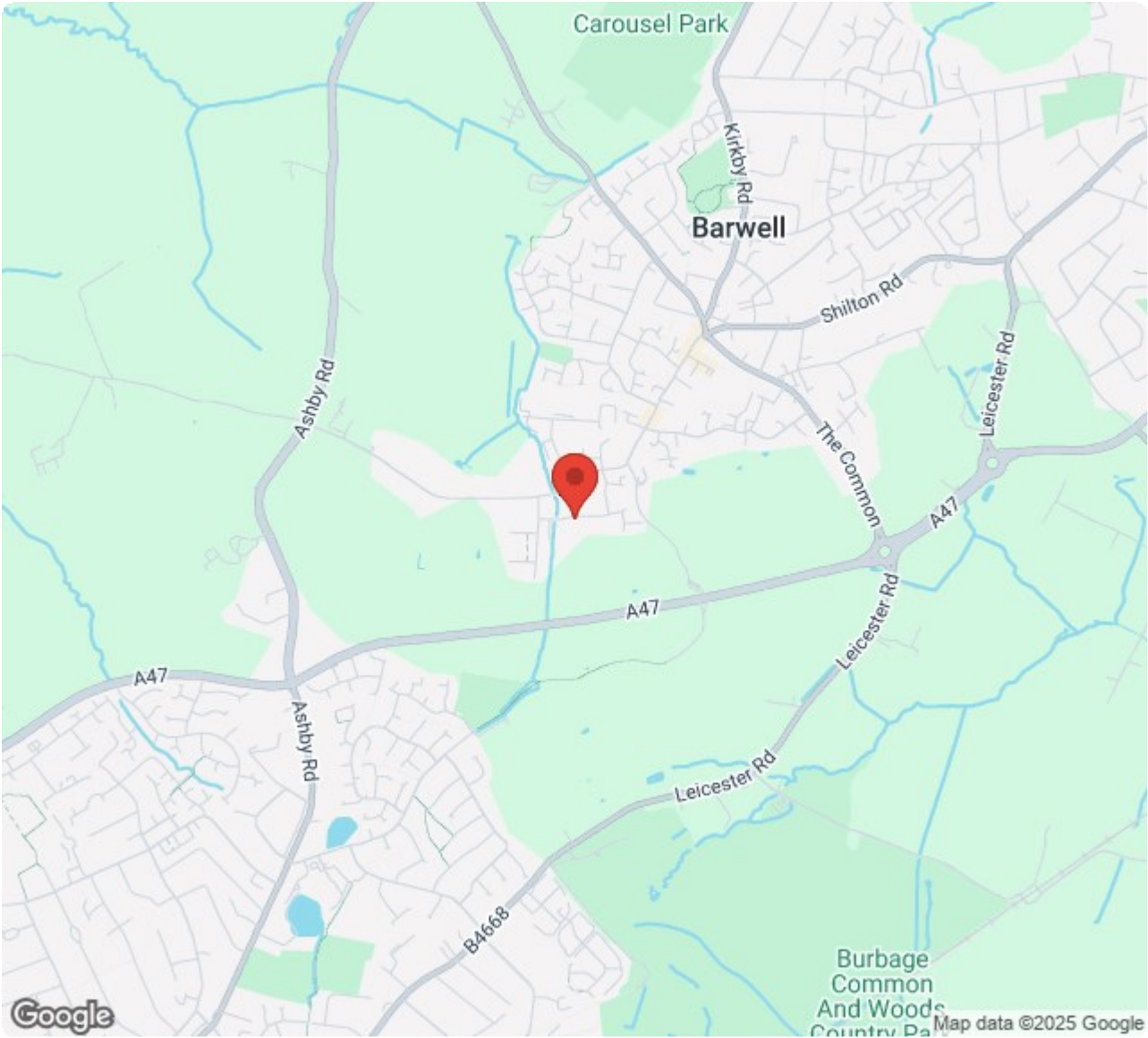


## OUTSIDE

The property is nicely situated set well back from the road, having a deep full width rumbled block paved driveway to front, offering ample car parking, leading to a store room with up and over door to front with light and power. There is also an out side tap to front. The store room measures 2.46 x 2.28. There are pathways leading down both sides of the property to the large rear garden which overlooks open fields to rear, the garden is enclosed by a panel fencing and mature hedging having a full width slabbed patio adjacent to the rear of the property, edged by a low brick retaining wall, beyond which the garden is principally laid to lawn with surrounding beds and stone borders. There is a large raised timber decking patio to the top of the garden and a timber shed. The garden has a sunny aspect, there is also an outside power points.







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