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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12 ST. MARYS AVENUE, BARWELL, LE9 8ED

ASKING PRICE £250,000

Spacious, traditional semi detached family home, close to open countryside. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, public houses, takeaways and good access to major road links. Well presented and much improved including spindle balustrades, fitted kitchen, refitted shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, dining/kitchen, utility room, lounge and UPVC SUDG conservatory. Three bedrooms (main with fitted bedroom furniture) and shower room. Driveway to carport, well kept front and enclosed sunny rear garden with summer house and greenhouse. Viewing recommended. Carpets, curtains, blinds and light fittings included.

TENURE
Freehold
Council Tax Band B

ACCOMMODATION
Open canopy porch with outside lighting, attractive grey composite panelled and SUDG front door to

ENTRANCE HALLWAY
With double panelled radiator, doorbell chimes, floor to ceiling storage cupboard in white housing the metres. Telephone points, digital thermostat for the central heating system, stairway to first floor with spindle balustrades.

FRONT FITTED DINING/KITCHEN
15'1" x 9'5" (4.62 x 2.88)
With a range of medium oak fitted kitchen units, consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawers, contrasting marble finish roll edge working surfaces above, tiled splashbacks, further matching wall mounted cupboard units with integrated extractor hood. There is also an integrated fridge and a freezer, Hotpoint Ultima stainless steel cooker included. Radiator, the power points and light switches are in chrome.

REAR LOUNGE
11'5" x 15'2" (3.49 x 4.64)
With inset living flame coal effect gas fire, radiator, coving to ceiling, TV aerial point, UPVC SUDG double glazed sliding patio doors to the UPVC SUDG conservatory.

CONSERVATORY
10'9" x 11'0" (3.30 x 3.37)
With ceramic tiled flooring, two double power points, ceiling mounted fan light, conservatory blinds included. UPVC SUDG French doors leading to the rear garden.

REAR UTILITY ROOM
5'10" x 8'4" (1.80 x 2.55)
With fitted white roll edge working surface, one tall larder cupboard, appliance recess points, plumbing for automatic washing machine, wall mounted Baxi gas condensing combination boiler for central heating and domestic hot water with a digital thermostat, radiator. Door to useful under stairs storage cupboard. UPVC SUDG door to side of the property.

FIRST FLOOR LANDING
With spindle balustrades, floor to ceiling airing cupboard, loft access.

REAR BEDROOM ONE

10'4" x 13'9" (3.16 x 4.21)

With a range of fitted bedroom furniture in Beech consisting three double wardrobe units, further matching chest of drawers, bedside cabinet and dressing table with folding mirror above, radiator.

FRONT BEDROOM TWO

11'6" x 10'7" (3.51 x 3.24)

With radiator.

FRONT BEDROOM THREE

9'8" x 7'5" (2.96 x 2.27)

With built in double wardrobe over the stairs, radiator.

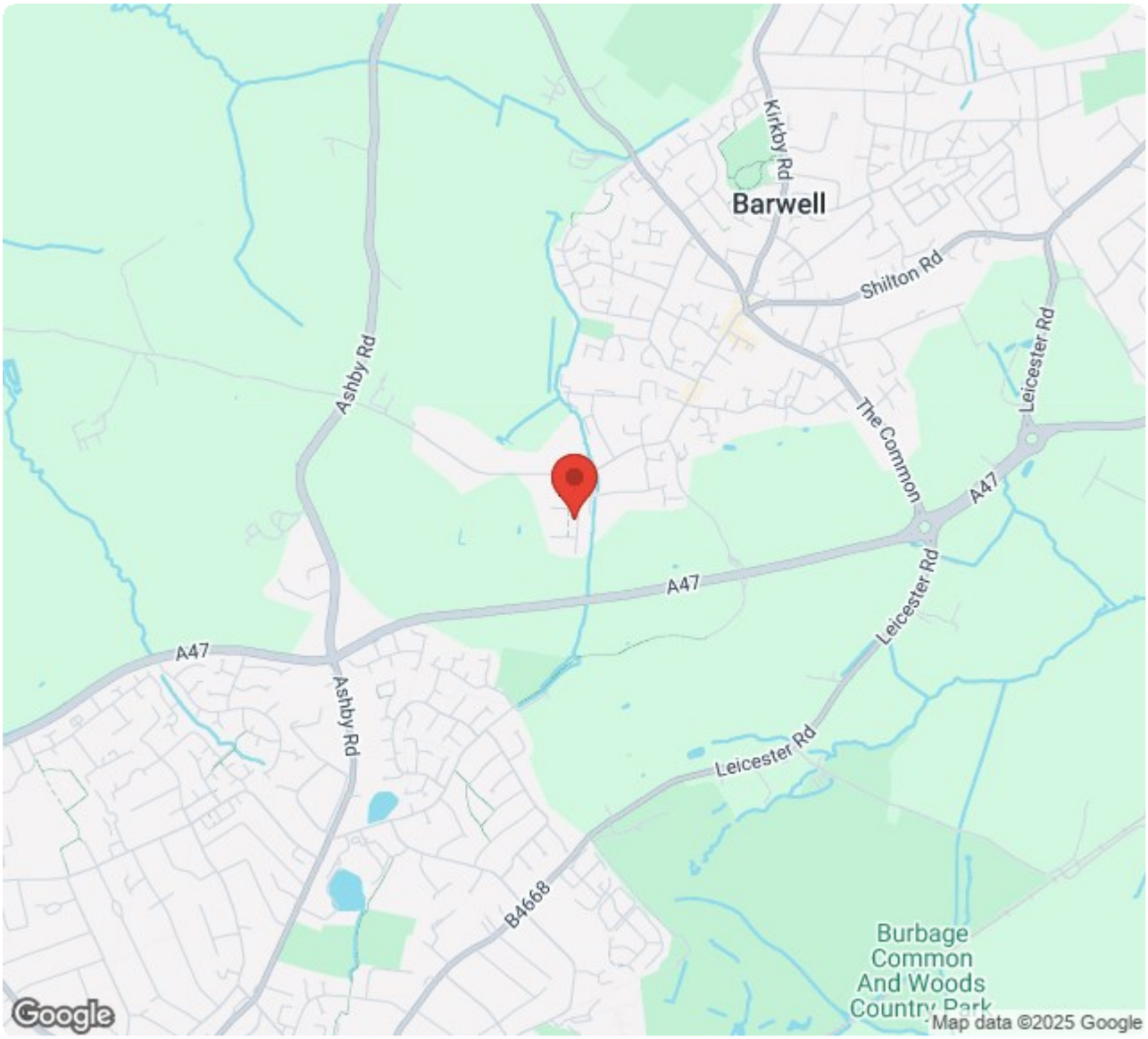
REAR REFITTED SHOWER ROOM

7'5" x 5'6" (2.28 x 1.69)

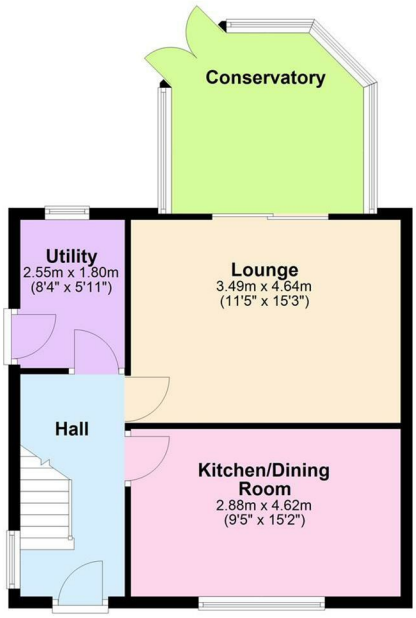
With white suite consisting of a fully tiled double shower cubicle with glazed shower screen, vanity sink unit with light oak double cupboard beneath, low level WC. mirror, two chrome heated towel rails, inset ceiling spotlights, extractor fan.

OUTSIDE

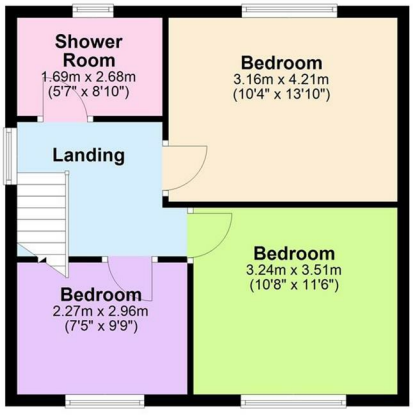
The property is set back from the road screened behind a brick retaining wall, the front garden is principally laid to lawn with surrounding beds, double wrought iron gates offer access to a tarmacadam driveway which leads down the side of the property to a carport and an outside light, a timber gate offers access to a good size, fully fenced and enclosed rear garden which has an L shaped patio adjacent to the rear of the property edged by block paving , beyond which the garden is principally laid to lawn with surrounding beds. There is also a timber summer house and to the top of the garden is an aluminium greenhouse. The garden has a sunny aspect and outside tap and light.

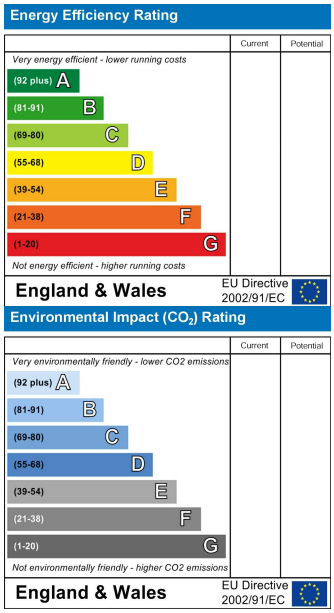


Ground Floor



First Floor





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