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9 BARBARA AVENUE, NEWBOLD VERDON, LE9 9NS

ASKING PRICE £375,000

Extended, vastly improved and refurbished modern detached family home. Sought after and convenient cul de sac location within walking distance of the village centre including a parade of shops, primary school, doctors surgery, takeaways, public houses, bus service, parks, open countryside and good access to major road links.

Immaculately presented including oak panel interior doors, wooden/porcelain tiled flooring, wood burning stove, refitted kitchen and bathroom, alarm system, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room, open plan living dining kitchen with built in appliances, inner lobby and separate WC. Four bedrooms and bathroom, wide driveway to garage, landscaped rear garden. Viewing highly recommended. Carpets, blinds and Range cooker included.



TENURE

Freehold
Council Tax Band D
EPC Rating C

ACCOMMODATION

Attractive black composite panelled front door with outside lighting to

ENTRANCE HALL

With oak finish laminate wood strip flooring, radiator, coving to ceiling. Stairway to first floor. Attractive oak panelled interior doors to

FRONT LOUNGE

10'7" x 20'5" (3.23 x 6.23)

With feature fireplace having raised brick hearth, solid oak black beam above, incorporating a black cast iron gas stove. Oak finish laminate wood strip flooring, radiator, TV aerial point. UPVC SUDG bay window to front. Oak panelled double doors to



REAR DINING ROOM

10'7" x 11'8" (3.24 x 3.57)

With oak finish laminate wood strip flooring, double panelled radiator, UPVC SUDG French doors leading to the rear garden.

REAR FITTED DINING KITCHEN

11'8" x 19'4" (3.57 x 5.90)

Kitchen area - With a fashionable range of white woodgrain fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and four drawer unit. Contrasting black granite working surfaces above, matching upstands, further matching range of wall mounted cupboard units. Stainless steel Rangemaster cooker included with a six ring gas hob unit, two ovens and a grill beneath. Black granite splashback, stainless steel chimney extractor hood above. Integrated washing machine, dryer and fridge freezer. Black porcelain tiled flooring, fashionable black vertical radiator. Inset ceiling spotlights, LED lighting in Kick panel. UPVC SUDG French doors leading to the rear garden. Door to



INNER LOBBY

With porcelain tiled flooring. Communicating door to Garage. Door to

SEPARATE WC

With white suite consisting low level WC, vanity sink with gloss black double cupboard beneath, radiator, extractor fan.



FIRST FLOOR LANDING

With loft access, extending aluminium ladder for access.

FRONT BEDROOM ONE

10'8" x 11'3" (3.27 x 3.44)

With black woodgrain laminate wood strip flooring, built in double wardrobe in white. Radiator. Ceiling mounted fan light. Coving to ceiling.



REAR BEDROOM TWO

10'9" x 10'3" (3.30 x 3.13)

With built in single wardrobe, radiator. Coving to ceiling.



REAR BEDROOM THREE

9'5" x 9'1" max (2.88 x 2.79 max)

With built in double and single wardrobes, further door to airing cupboard housing the Valent gas condensing combination boiler for central heating and domestic hot water. Radiator, coving to ceiling.



FRONT BEDROOM FOUR

8'6" x 7'3" (2.61 x 2.21)

With built in single wardrobe, radiator. Coving to ceiling.



RE-FITTED FAMILY BATHROOM

10'2" x 5'9" (3.11 x 1.76)

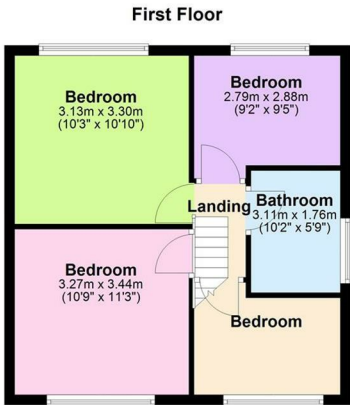
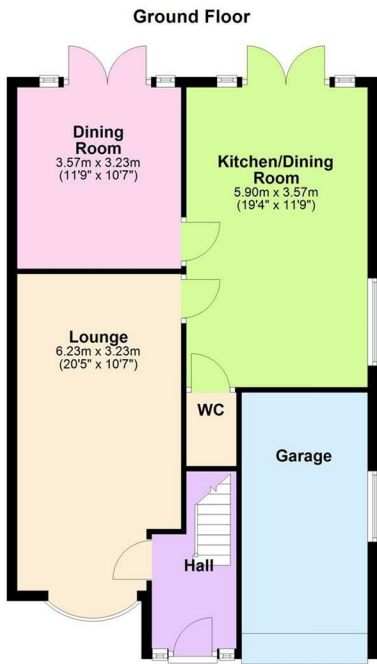
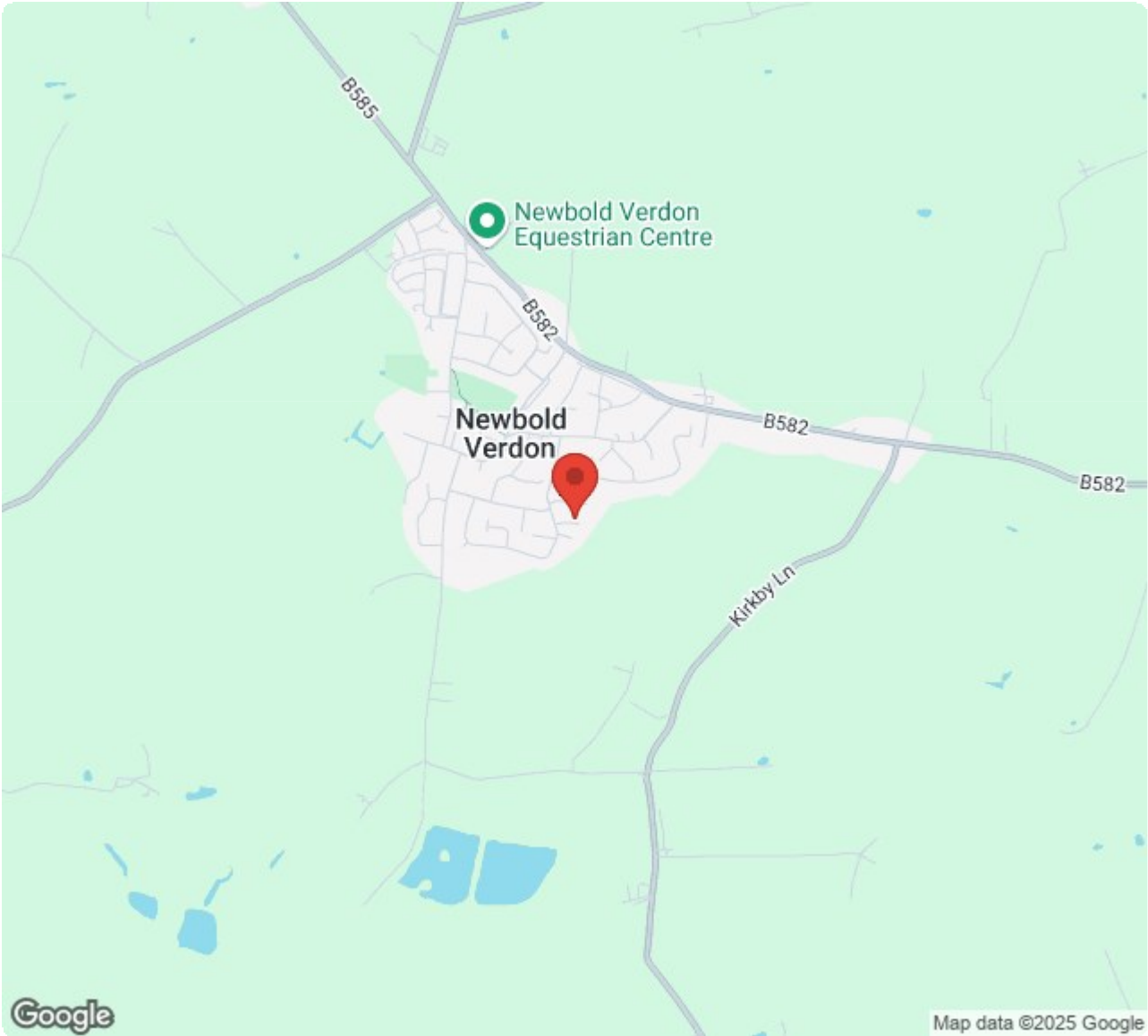
With white suite consisting double ended panel bath, rain shower above, glazed shower screen to side. Vanity sink unit with illuminated mirror and gloss black drawers beneath. Low level WC, contrasting fully tiled surrounds, inset ceiling spotlights. Chrome heated towel rail, wall mounted black gloss bathroom cabinet. Extractor fan.



OUTSIDE

The property is nicely situated set back from the road having a full width grey rumbled block paved driveway to front leading to a single integral garage measuring 3.55 x 2.53 with electric black roller shutter door to front, also has light and power, UPVC SUDG window to side and houses the consumer unit and electric meter. A timber gate and slabber pathway leads down the right hand side of the property to the fully fenced and enclosed rear garden which has been landscaped having a full width grey rumbled block paved patio adjacent to the rear of the property. A pathway leads to the top of the garden which has a circular grey rumbled block paved patio, a central lawned garden area with surrounding beds. There is also a power point.





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