

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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14 WATERFALL CLOSE, BARLESTONE, CV13 0BN

ASKING PRICE £99,000

Shared ownership 45%! Impressive 2023 Owl Homes built semi detached house, overlooking open fields. Popular and convenient cul de sac location within walking distance of the village centre, including shops, co-op, primary school, doctor surgery, bus service, public houses, takeaways and good access to major road links. Immaculate contemporary style interior, NHBC guaranteed, energy efficient, with a range of good quality fixtures and fittings including white panel interior doors, spindle balustrades, spot lights, alarm system, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC. Fitted kitchen with built in appliances. Lounge dining with french doors. Two double bedrooms and bathroom with shower. Two car parking spaces. Front and enclosed sunny rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Leasehold

Shared Ownership 45% share of the property with Midland Heart Housing Association. £302.79 PCM for remaining 55% share inclusive of rent. Buildings insurance, Management charge and Estate charge.

990 years lease from 2023. (989 years remaining).

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive black composite and panelled SUDG front door to

ENTRANCE HALLWAY

With single panelled radiator, wall mounted consumer unit, doorbell chimes, keypad for burglar alarm system. Wired in smoke alarm, digital thermostat for the central heating system on the ground floor. Power points and light switches are in brushed chrome. Stairway to first floor landing with white spindle balustrades. Attractive white four panel interior doors to



SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, radiator and extractor fan.



FITTED KITCHEN TO FRONT

6'9" x 14'2" (2.07 x 4.34)

With a fashionable range of gloss white kitchen units with soft close doors, consisting one and a half bowl single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting walnut finish roll edge working surfaces above with inset four ring gas hob unit, single oven with grill beneath. Stainless steel splashbacks and chimney extractor hood above. Matching upstands, further matching range of wall mounted cupboard units, one concealing the Baxi gas condensing combination boiler for central heating and domestic hot water. One tall larder unit, appliance recess points, plumbing for automatic washing machine, radiator, extractor fan, inset ceiling spotlights and wired in heat detector.



LOUNGE/DINING ROOM TO REAR

13'8" x 14'6" (4.18 x 4.42)

With full height media timber panelling, two radiators, TV aerial point. UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With wired in smoke alarm, radiator, door to the airing cupboard with radiator and fitted shelving. Loft access.

BEDROOM ONE TO REAR

12'3" x 13'8" (3.74 x 4.17)

With feature wood panelling to one wall, radiator, TV aerial point.



BEDROOM TWO TO FRONT

9'10" x 13'7" (3.02 x 4.16)

With feature wood panelling to one wall, radiator. Digital thermostat for the central heating on the first floor.



BATHROOM TO SIDE

5'6" x 6'5" (1.69 x 1.97)

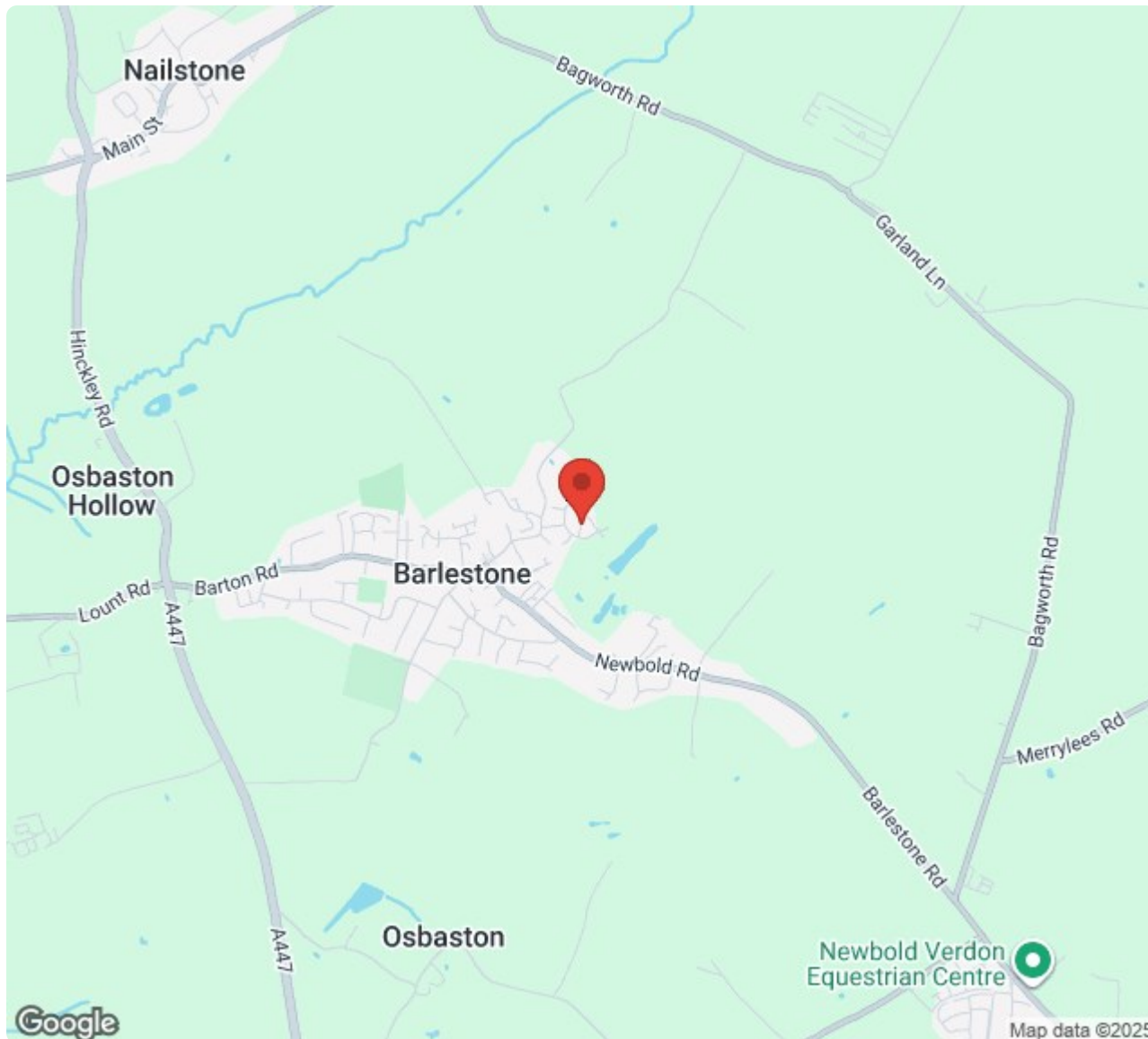
With white suite consisting panelled bath, main shower unit above, glazed shower screen to side. Pedestal wash hand basin and low level WC, contrasting tiled surrounds, radiator, inset ceiling spotlights and extractor fan.



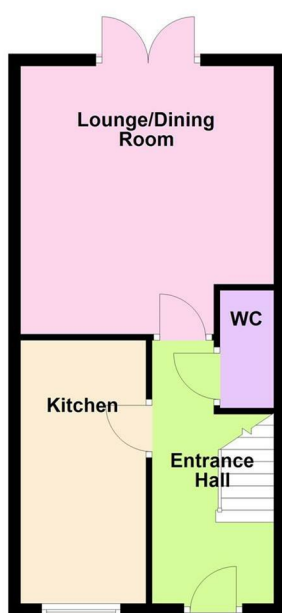
OUTSIDE

The property is nicely situated at the head of a cul de sac with glorious open views to front, set back from the road having two tarmacadam car parking spaces to front, the property is screened behind picket fencing and decorative stones and slabbed forecourt. A slabbed pathway and timber gate lead down the side of the property to the fully fenced and enclosed rear garden which has a L shaped slabbed patio adjacent to the rear of the property edged by low brick retaining wall beyond which the garden is mainly laid to lawn. There is also an outside tap and light and the garden has a sunny aspect.

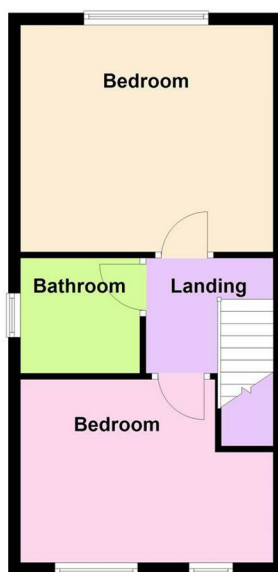




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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		
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