

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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34 NEWBOLD ROAD, BARLESTONE, CV13 0DZ

OFFERS OVER £260,000

Delightful, vastly improved and refurbished Semi-Detached Cottage of character. Popular and highly convenient location within walking distance of the village centre including shops, Co-op, primary school, doctors surgery, bus service, open countryside, parks, public houses, takeaways and good access to major road links. Immaculate contemporary style interior includes oak panelled interior doors and woodwork, ceramic tiled flooring, luxury refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers open plan living/dining/kitchen with central island unit and lounge. Two double bedrooms and bathroom with shower cubicle. Ample car parking. Front and sunny rear garden with shed. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. All window and skirting boards are in solid oak. Attractive UPVC SUDG front door to

REFITTED OPEN PLAN LIVING/DINING/KITCHEN

15'8" x 23'8" (4.79 x 7.22)

With a fashionable range of three tone fitted kitchen units in white gloss, mushroom gloss and rose gold with soft close doors, consisting inset with a single drainer corian sink unit in white, chrome mixer taps above, two drawers and integral waste bin beneath. Further matching range of floor mounted pull out drawers, two tall double larder cupboards and further wall mounted cupboard units. There is a further central island unit in white with cupboards and drawers beneath and inset five ring Smeg stainless steel gas hob unit with overhead light and extractor fan, power point. Further integrated appliances include three Smeg stainless steel ovens, one being a combination microwave oven with a warming drawer. Appliance recess points, ceramic tiled flooring and two radiators, inset ceiling spotlights. Vaulted ceiling with one double glazed Velux window and inset ceiling spotlights. Further white cupboard housing the gas meter, further double floor to ceiling storage cupboard housing the Gloworm gas condensing combination boiler for central heating and domestic hot water with a wireless digital programmer and thermostat. Appliance recess points and plumbing for automatic washing machine and dishwasher. UPVC SUDG French doors leading to the rear garden.



THROUGH LOUNGE

12'0" x 15'4" (3.67 x 4.69)

With feature fireplace having raised tiled hearth incorporating a black cast iron stove, gas point top rear. Power point and TV aerial point for a wall mounted flat screen TV above, radiator.



FIRST FLOOR LANDING

With single panelled radiator, loft access. solid oak interior doors leading to

BEDROOM ONE

12'4" x 15'6" (3.76 x 4.74)

With two radiators.



BEDROOM TWO TO FRONT

10'3" x 7'7" (3.14 x 2.33)

With radiator.



REFITTED BATHROOM TO REAR

10'2" x 5'4" (3.11 x 1.63)

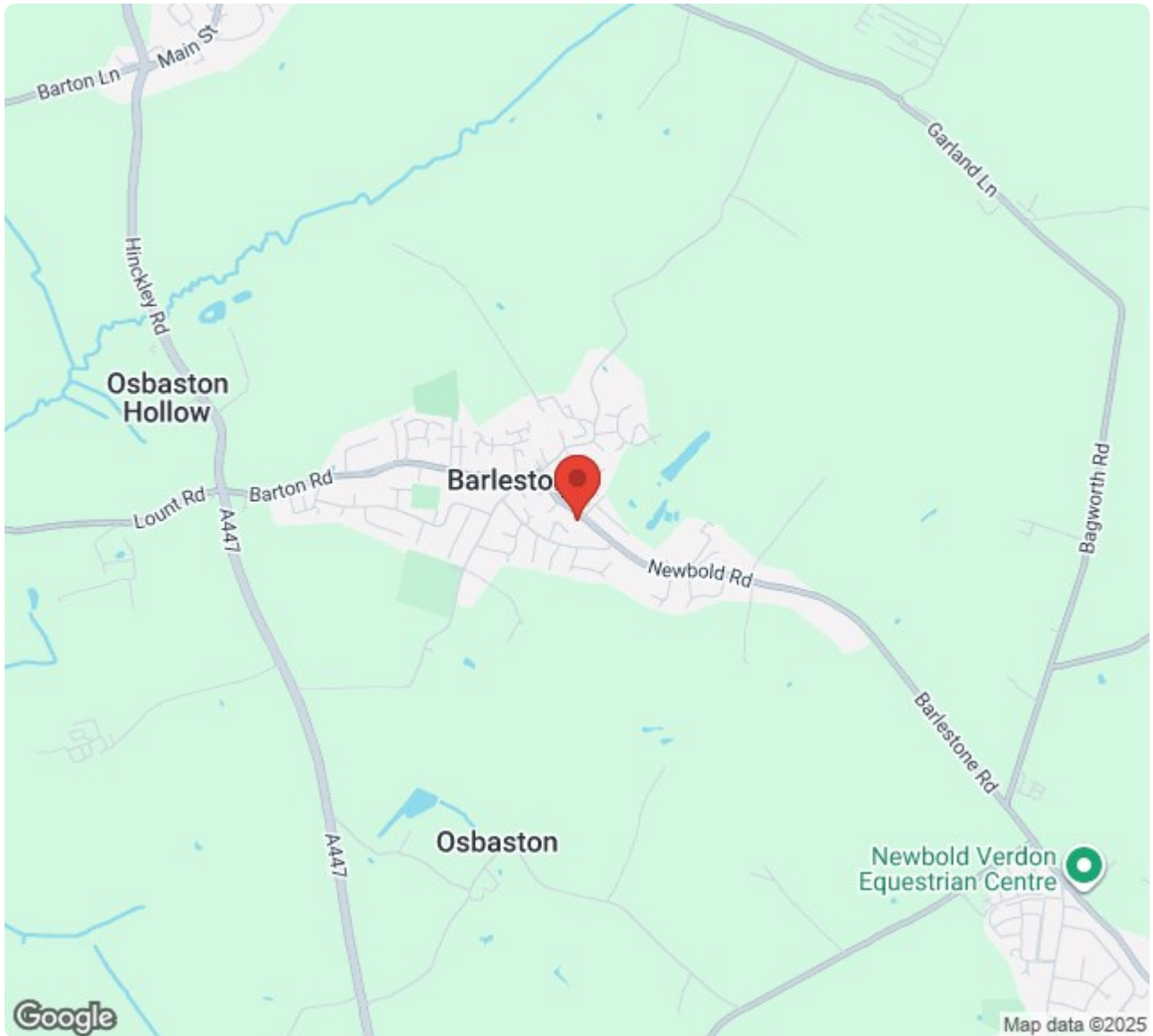
With feature cast iron roll top bath with claw feet, white suite with low level WC, pedestal wash hand basin, fully tiled shower cubicle with glazed shower door, contrasting tiled surrounds including the flooring. Fashionable white vertical radiator, inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated set well back from the road having a double length stoned driveway to front, there is a further front garden to the full width of the property in decorative stone. To the rear of the property is a fully fenced and enclosed rear garden having a deep stoned patio edged by picket fencing, beyond which the garden is principally laid to lawn with surrounding raised beds, beyond which is a timber shed and also outside lighting, the garden has a sunny aspect.

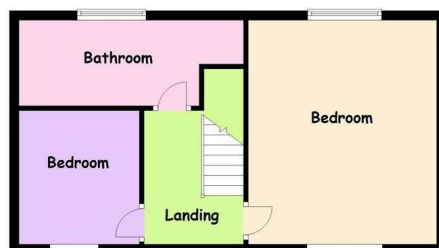




Ground Floor
Approx. 51.5 sq. metres (554.6 sq. feet)



First Floor
Approx. 41.5 sq. metres (446.5 sq. feet)



Total area: approx. 93.0 sq. metres (1001.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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		67
(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		



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