

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 W scrivins.co.uk



67 MAYFIELD WAY, BARWELL, LE9 8BL

ASKING PRICE £240,000

Spacious Pegg built semi detached family home and a good sized sunny plot. Sought after in convenient location within walking distance the village centre, including shops, schools, doctors, dentists, bus service, parks, takeaways, public houses, and good access to major road links. Well presented and refurbished, including pine panel interior doors, wooden flooring, coving, feature fireplace, refitted kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and facias. Offers open porch, entrance hall, lounge, dining room and kitchen with built in appliances. Three bedrooms and shower room. Driveway to carport and detached garage. Front and enclosed private sunny rear garden. Viewing recommended. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B
EPC Rating E

ACCOMMODATION

Open canopy porch with attractive grey composite panel UPVC SUDG front door with matching surrounds to

ENTRANCE HALLWAY

With wood finish laminate wood strip flooring, single panel radiator, coving to ceiling, telephone point, thermostat for central heating system including broadband via Sky. Stairway to first floor with pine spindle balustrades. Attractive pine panel interior door leads to

LOUNGE TO FRONT

13'8" x 11'8" (4.17 x 3.56)

With feature fireplace having ornamental oak beams surround, a raised terracotta hearth, gas point. Single panel radiator, coving to ceiling, tv aerial point including sky. Pine and glazed double doors leading to



DINING ROOM

9'3" x 9'10" (2.84 x 3.00)

With oak finish laminate wood flooring, radiator, coving to ceiling, UPVC SUDG patio doors leading to rear garden.



REFITTED KITCHEN TO REAR

9'11" x 8'3" (3.03 x 2.52)

With a fashionable range of navy blue fitted kitchen units with soft closed doors consisting inset white single drainer resin sink unit, chrome mixer above cupboard beneath. Further matching floor mounted cupboard units and drawer, contrasting white marble finished roll edge working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath, black chimney extractor above. Matching upstands, further matching range of wall mounted cupboard units and one tall larder unit housing the electric meter and consumer unit. There is also a integrated dishwasher, fridge freezer, washer dryer, ceramic tiled flooring, radiator, inset ceiling spotlights and digital programmer for central heating and domestic hot water. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With pine spindle balustrades, radiator, large loft access with extending aluminium ladder for access, coving to ceiling. The loft is majority boarded with lighting. The loft also houses the wall mounted gas condensing Worcester combination boiler for central heating and domestic hot water.

BEDROOM ONE TO FRONT

13'8" x 10'10" (4.19 x 3.32)

With single panel radiator, coving to ceiling.



BEDROOM TWO TO REAR

10'9" x 10'1" (3.30 x 3.09)

With radiator, built in storage cupboard in white.



BEDROOM THREE TO FRONT

6'10" x 9'6" (2.10 x 2.91)

With radiator, coving to ceiling.



REFITTED SHOWER ROOM TO REAR

6'10" x 6'5" (2.09 x 1.96)

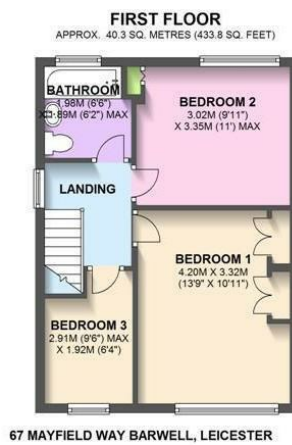
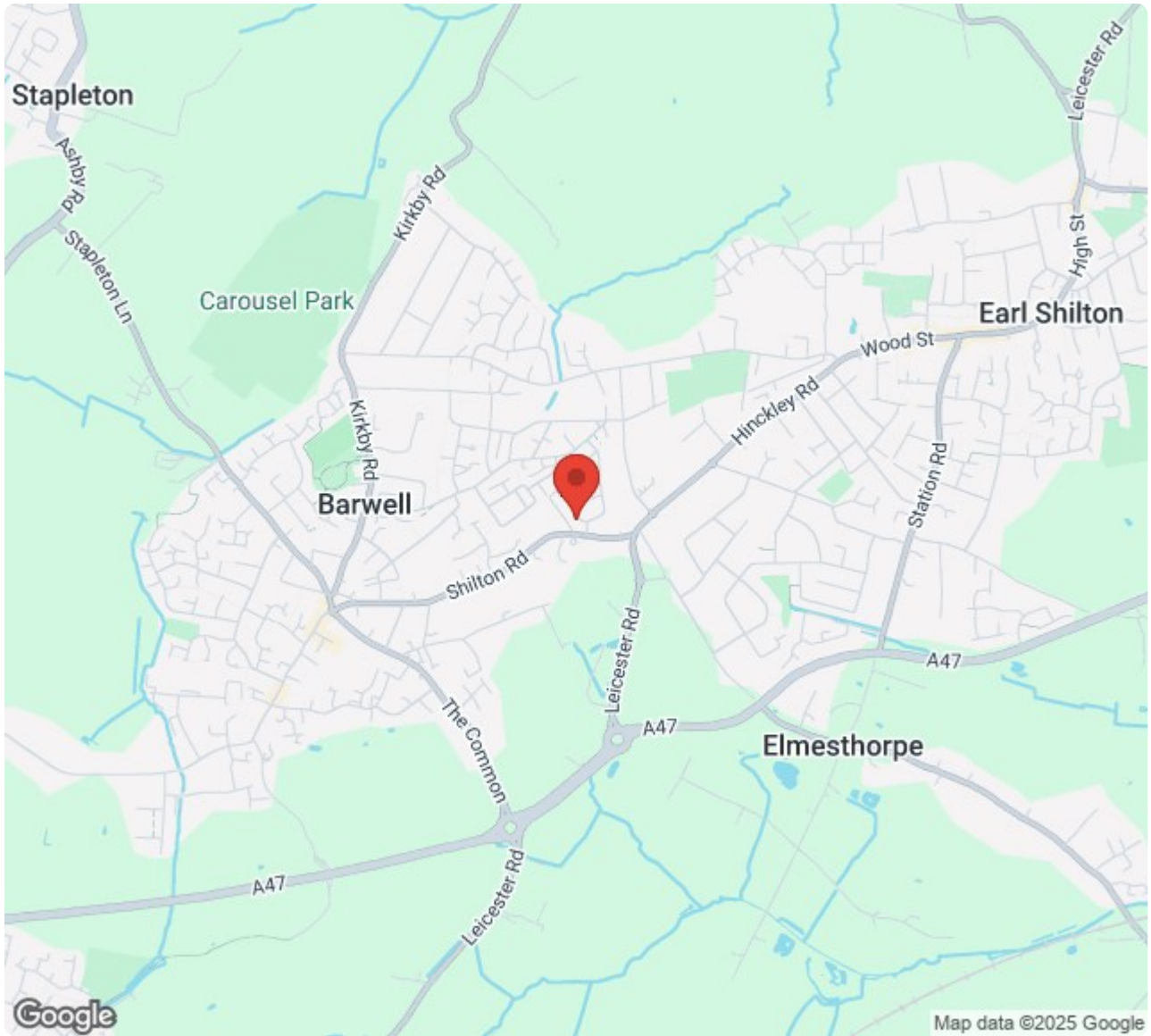
With a fully tiled double walk in shower with glazed shower doors, rain shower and hand held shower above further display shelving, vanity sink unit with grey double cupboard beneath. High level WC, contrasting tile surrounds including flooring, radiator/heated towel rail. Inset ceiling spotlights and extractor fan.



OUTSIDE

The property is set back from the road screened behind trellis fencing, the front garden principally laid to lawn. A concrete driveway leads down the side of the property to a full length carport where there is lighting and a brick built store with fitted shelving and it also houses the gas meter and there are power points. Beyond the carport is a detached brick built garage measuring (2.47m x 4.90m) with black sectional up and over door to front, side pedestrian door and window. The garage also has light and power. A timber gate offers access to the fully fenced enclosed rear garden which has a shaped full width indian stone patio adjacent to the rear of the property. Beyond the garden is mainly laid to lawn with surrounding beds. There is a further patio to the top of the garden, there is also a timber shed, outside tap, outside security light and the garden has a sunny aspect.





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		
		72
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		
		42
England & Wales EU Directive 2002/91/EC		