



Sinclair

48 The Drive, Barwell, Leicestershire, LE9 8LA

£349,950

01530 838338 sinclairstateagents.co.uk

Property at a glance

- Extended
- Detached House
- Garage
- Council Tax Band*: C
- Four Bedrooms
- Three Bathrooms
- Private Rear Garden
- Price: £349,950

Overview

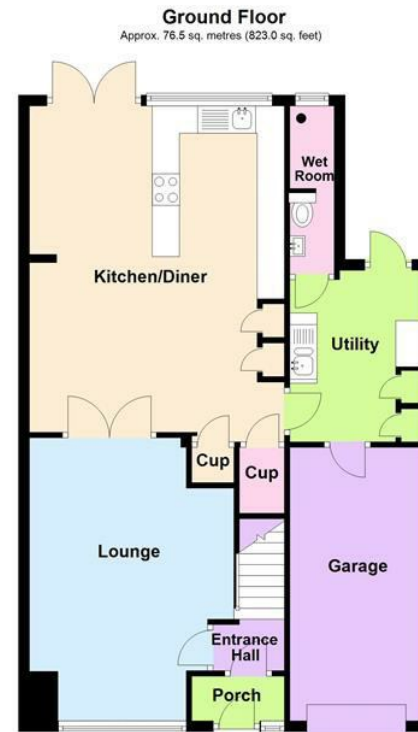
WOW FACTOR GUARANTEED this EXTENDED FOUR BEDROOM DETACHED FAMILY HOME comes to the market featuring oak internal doors, a 20ft kitchen/diner with separate utility room, wet room, lounge and garage to the ground floor with stairs rising to the first floor giving way to four good size bedrooms including the super master suite including DRESSING AREA and EN-SUITE and family bathroom respectively. Externally the property features ample off road parking, superb storage and a private garden to rear. Early viewing comes highly advised in order to avoid disappointment. EPC RATING C.

Location**

A thriving village in Leicestershire, within walking distance of the village centre and its amenities, Barwell features shops, schools, medical facilities, and parks. Barwell offers a range of local conveniences such as a supermarket, food outlets, hair and beauty parlours, and is close to Hinckley, which provides additional shops, restaurants, and the Concordia Theatre. The village is well-connected for commuters, with easy access to the M1, M69, and A5. Barwell features reputable schools like Barwell Infant School, Barwell Academy, Newlands Community Primary School, and Heath Lane Academy. With its extensive amenities and excellent transport links, Barwell is a highly sought-after location.



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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GROUND FLOOR

Entrance Porch

Entered through uPVC front door and comprising timber effect porcelain tiled flooring and giving way to the entrance hall.

Entrance Hall

Entered through a uPVC front door and comprising porcelain timber effect flooring with stairs rising to the first floor and giving way to the lounge.

Lounge

12'4" (narrowing to 10'2") x 17'0" (into bay) (3.76m (narrowing to 3.10m) x 5.18m (into bay))

Featuring a uPVC double glazed bay window to front with timber effect porcelain flooring, wall lighting, a double radiator and oak framed single glazed double doors accessing the kitchen diner.

Kitchen Diner

13'4" x 20'2" (4.06m x 6.15m)

Inclusive of a modern range of wall and base units, a four ring induction hob with adjacent single ring gas hob beneath a low profile extractor hood, a wine cooler and integral dishwasher are additionally complimented by two electric double ovens/grills and further integrated fridge/freezer and larder cupboard. Other benefits include a natural stone feature wall, inset ceiling mounted speakers, inset downlights, a column radiator and continued timber effect porcelain flooring from the lounge along with uPVC framed French doors accessing the rear garden with adjacent uPVC double glazed window to rear, plinth and under cabinets accent lighting and benefitting from a utility cupboard/under stairs storage.

Utility Room

7'0" x 10'4" (2.13m x 3.15m)

A range of wall and base units are facilitated by tiled splashbacks with space and plumbing for multiple appliances, a one and a half bowl sink and drainer unit with mixer taps, inset downlights, continued flooring from the kitchen diner, a column radiator and granting access to the wetroom, integral garage and rear garden via a uPVC door.

Wet Room

2'8" x 10'1" (0.81m x 3.07m)

A walk-in shower enclosure beneath a waterfall/drencher with a separate washer hose are complimented by a low level wall hung push button WC and vanity wash hand basin with mono block mixer tap, electric mirror, shaver points, heated towel rail and inset downlights. Additional natural light via the light tunnel brighten the ceramic tiled flooring and walls as does the opaque uPVC double glazed window to rear.

FIRST FLOOR

Landing

Stairs ascending the first floor landing give way to the entire first floor accommodation and comprise a light tunnel offering further natural light, loft hatch (there are two loft hatches each with insulation, boarding, light and power), an airing cupboard and timber walled panelling.

Master Suite

Bedroom

15'4" x 9'5" (4.67m x 2.87m)

Enjoying a vaulted ceiling with inset downlights, two uPVC double glazed windows to rear and column radiator.

Dressing Area

6'7" x 10'1" (2.01m x 3.07m)

Enjoying a range of sliding fitted wardrobes each with clothes rails and having a column radiator, suspended accent lighting and giving way to the bedroom.

En-suite Bathroom

6'3" x 5'9" (1.91m x 1.75m)

Entered via an oak pocket door, this three piece white suite comprises a low level push button WC, vanity bowl wash hand basin with mono block mixer tap, panel bath with a digitally controlled shower, waterfall tap and having splash screen, underfloor heating, extractor fan, inset downlights, shaver point, two frosted timber framed windows to rear, with timber effect laminate flooring and tiled walls.

Bedroom Two

7'1" x 14'0" (2.16m x 4.27m)

Enjoying a uPVC double glazed window to front, two further uPVC double glazed windows to side, an exposed brick feature wall and timber effect laminate flooring.

Family Bathroom

6'7" x 9'7" (2.01m x 2.92m)

This four piece white suite comprises a curved bath with smart tap, double walk-in digitally controlled shower enclosure with waterfall shower and hand held washer with recessed shelving complimenting the vanity wash hand basin with mono block mixer tap, low level push button WC and having a shaver point. The bathroom also features an inset smart TV with additional inset downlights, extractor fan, porcelain timber effect flooring with porcelain tiled walls, chrome heated towel rail, inset ceiling speakers with demister mirror with an opaque uPVC double windows to side and rear.

Bedroom Three

9'3" x 12'10" (2.82m x 3.91m)

Enjoying a range of fitted wardrobes, uPVC double glazed window to front and timber effect laminate flooring.

Bedroom Four/Office

6'0" x 9'2" (1.83m x 2.79m)

Having uPVC double glazed window to front, a double radiator and timber effect laminate flooring.

OUTSIDE

Private Rear Garden

Enjoying side gated access with timber decking and stone shingled edging, giving way to a paved patio area facilitated by electric point, wall lighting and water point with a raised lawn partitioned by timber sleepers and timber closed board fence panelling give way to a timber shed and further timber framed workshop

(with light and power) and the garden is enclosed by a range of flowerbeds. The rear garden also benefits from inset soffit lighting, a hot and cold water tap and lean-to style shed to side which in-turn comprises both light and power.

Front Workshop

13'0" (max) x 27'4" (max) (3.96m (max) x 8.33m (max))

Comprising a timber construction and entered via timber framed bi-fold door to front, having both light and power with block paved flooring, a water point and fitted Belfast sink with timber framed double doors to rear.

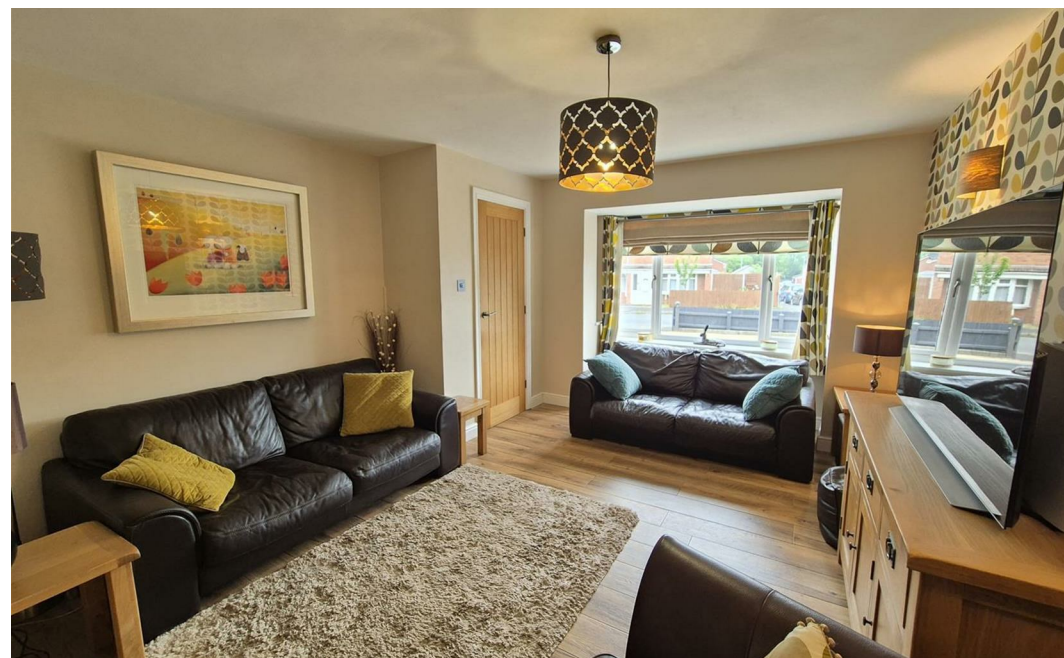
Driveway

A block paved double driveway offers off road parking for multiple vehicles and is surrounded by timber closed board surround with slate shingled edging, a range of flowerbeds, two electric power points with wall lighting and water point.

Integrated Garage

8'10" x 15'10" (2.69m x 4.83m)

Entered via an electric roller front door and having both light and power with wall mounted gas fired central heating boiler.



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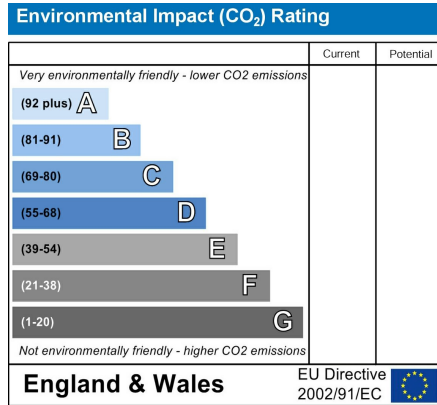
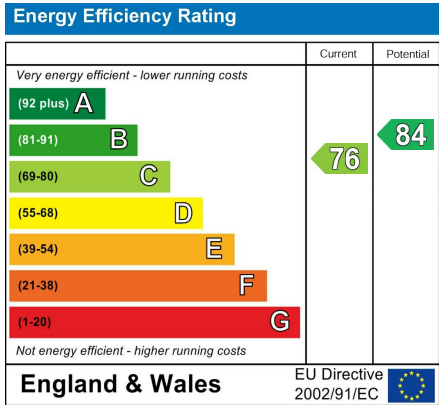


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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

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