

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



WHITE OAKS CARRS HILL, BARWELL, LE9 8BD

£500,000

This impressive three-bedroom detached house in Barwell enjoys a superb position on a substantial private plot, set well back from the road and surrounded by open fields that provide a wonderful sense of peace and seclusion. The property offers three generously sized bedrooms, ideal for families or those seeking flexible living space. The spacious layout includes a welcoming entrance hall, dining room, a bright and airy living room with attractive garden views, kitchen with ample storage and workspace, garden room, study, separate WC. Upstairs offers three good sized bedrooms and shower room. Large windows throughout allow natural light to flood the home, while double glazing and gas central heating ensure comfort and energy efficiency all year round. Outside, the property truly excels. The expansive garden offers plenty of room for entertaining, gardening, or simply enjoying the countryside setting. In addition, there are several sheds and a substantial workshop, perfect for hobbyists, storage, or small business use. This is a rare opportunity to acquire a versatile home in a desirable rural location.



TENURE

Council Tax Band E

ACCOMMODATION

UPVC SUDG door to

ENTRANCE PORCH

1'8" x 7'1" (0.51 x 2.16)

With tiled flooring and lighting, UPVC SUDG door to

ENTRANCE HALLWAY

6'11" x 11'8" (2.12 x 3.56)

With wood effect laminate flooring, smoke alarm, single panelled radiator, panelled door to



DINING ROOM

12'4" x 16'8" (3.78 x 5.10)

With wood effect laminate flooring, bay window to front, single panelled radiator, feature fireplace with marble hearth. timber mantle incorporating an electric fire, panelled door to



STUDY/PLAY ROOM

9'10" x 9'10" (3.02 x 3.02)

With single panel radiator, door to under stairs storage cupboard, bay window to front, with shelving, also houses the electric meter and fuse board, panel door to



LOUNGE

20'5" x 12'5" (6.24 x 3.81)

With two double panel radiators, bay window incorporating UPVC SUDG door to garden, feature fireplace with stone backing and hearth, timber mantle incorporating a log burning stove, panel door to



GARDEN ROOM

10'5" x 9'0" (3.20 x 2.75)

With single panel radiator, bay window, door to



OUTER LOBBY

10'2" x 16'0" (3.12 x 4.90)

With tiled flooring, UPVC SUDG door to rear garden, panelled door to



SEPARATE WC

14'1" x 2'8" (4.31 x 0.82)

With low level WC.

KITCHEN

10'7" x 14'5" (3.25 x 4.40)

With tile effect laminate flooring, a range of floor standing beech wood kitchen cupboard units with chrome handles, stone effect working surfaces, one and a half stainless steel sink with chrome mixer tap, built in New World oven with four ring gas hob and extractor above, tiled splashbacks. Hotpoint washing machine, Hotpoint dryer and Hoover dishwasher, further matching range of wall cupboard units, wall hung Worcester gas combination boiler for domestic hot water and central heating, double panel radiator.



FIRST FLOOR LANDING

With loft access, smoke alarm, single panel radiator, door to

BEDROOM ONE TO REAR

14'5" x 14'7" (4.41 x 4.46)

With bay window to rear, single panel radiator.



BEDROOM TWO TO FRONT

12'5" x 13'5" (3.79 x 4.09)

With single panel radiator.



BEDROOM THREE TO REAR

13'3" x 9'10" (4.05 x 3.02)

With single panel radiator.



SHOWER ROOM

6'10" x 6'3" (2.09 x 1.93)

With tile effect flooring, three piece suite consisting low level WC, vanity wash hand basin, storage beneath, chrome mixer tap above. Corner shower enclosure with bar shower, extractor fan, chrome towel heater.

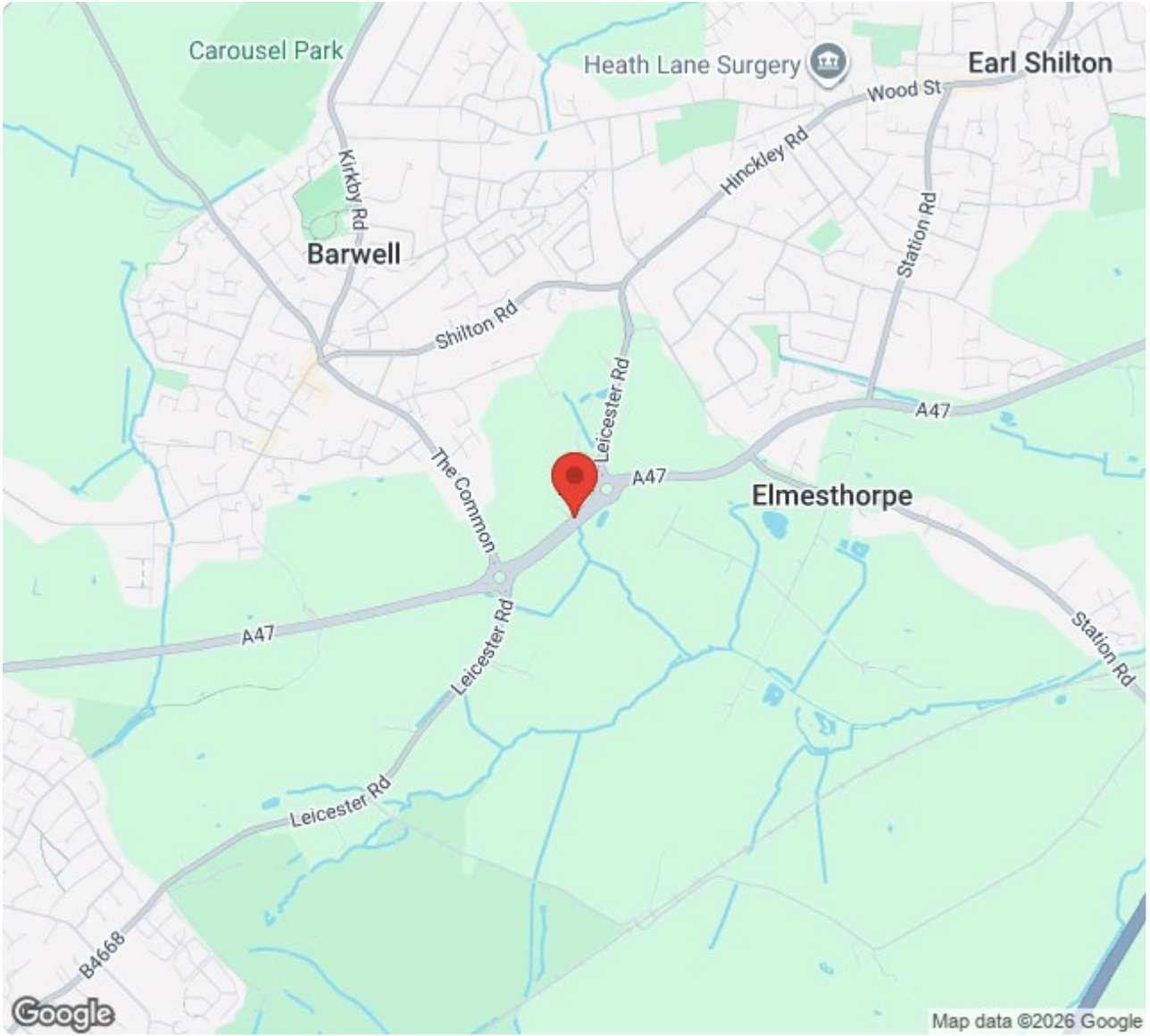


OUTSIDE

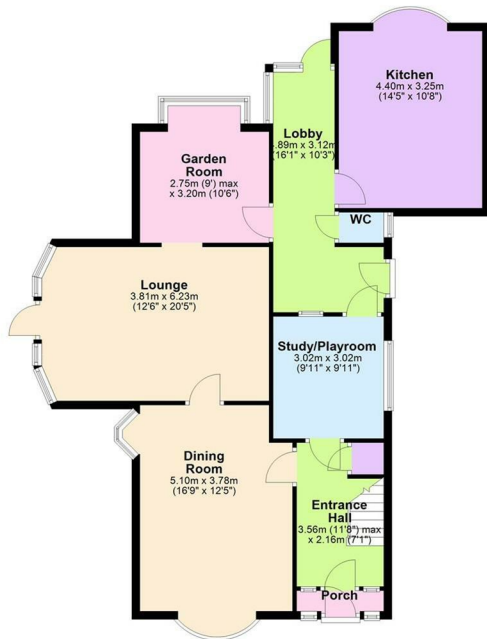
The property is well set back from the road with a large decorative stone driveway, surrounding with timber sleepers with mature shrub beds and shrubs beyond, further area for parking with block paving, block pathway surrounding the front and side of the property. Garage/Work shop (6.62m x 5.01m) constructed from concrete, four timber sheds on concrete bases. The rear garden has a limestone patio wrapping around the back and side of the property, the garden is predominately laid to lawn with surrounding beds enclosed with fencing and over looking a field.



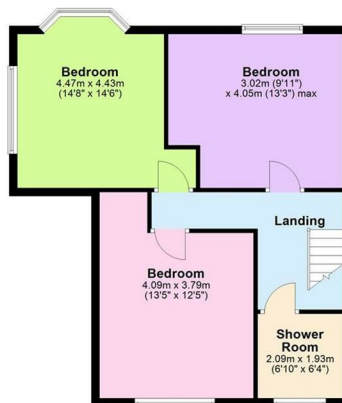




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
(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	



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