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**

17 GARNER CLOSE, BARWELL, LE9 8NG

OFFERS IN THE REGION OF £375,000

NO CHAIN! Outstanding 2010 David Wilson built detached family home on a good sized corner plot. Sought after and convenient location at the head of a private cul de sac within walking distance of the village centre including shops, schools, doctors, dentist, bus service, takeaways, public houses and good access to major road links. Immaculately presented, energy efficient with a range of good quality fixtures and fittings including panelled interior doors, tiled flooring, spindle balustrades, fitted wardrobes, wired in smoke alarms, gas central heating and UPVC soffits and facias. Spacious accommodation offers entrance hallway, separate WC, lounge, dining kitchen. 4 double bedrooms (main with en suite shower room) and family bathroom. Impressive driveway to a car port & garage. Good sized rear garden. Viewing recommended. Carpets, shutters and blinds included.

TENURE
Freehold
Council Tax Band E
EPC rating C

ACCOMMODATION
Canopy Porch to composite front door to

ENTRANCE HALLWAY
3'11" x 4'1" (1.20 x 1.27)
With double panelled radiator, doorbell chime, Drayton heating thermostat, wired in smoke alarm. Panelled door to useful under stairs storage cupboard with lighting. Panelled door to

SEPARATE WC
3'2" x 4'4" (0.97 x 1.34)
With wood effect laminate flooring, low level WC, pedestal wash hand basin with chrome taps, tiled splashbacks, single panelled radiator. Extractor fan. Panelled door to

LOUNGE TO FRONT
11'1" x 16'10" (3.40 x 5.14)
With bay window to front with shutter blinds to front which continue on the front of the house downstairs and upstairs. Two double panelled radiators, wired in heat detector. Panelled door to

OPEN PLAN KITCHEN/DINER
18'10" x 13'9" (5.76 x 4.20)
With tiled flooring, a range of floor standing matt Cream kitchen cupboard units with brushed chrome handles, one and a half bowl stainless steel drainer sink with chrome mixer taps. Built in Indesit oven with five ring gas hob and extractor fan above. Recess for dishwasher with plumbing. Wood effect laminated working surfaces with tiled splashbacks, matching range of wall cupboard units one housing the conventional Ideal gas condensing boiler. Two double panelled radiators. UPVC SUDG double doors to the rear garden. Double panelled doors to

UTILITY AREA
With plumbing for automatic washing machine, working surface, wall mounted fuse board and extractor fan.

FIRST FLOOR LANDING
With white spindle balustrades, double panelled radiator, loft access, wired in smoke alarm. Door to cupboard housing the immersion tank for domestic hot water.

BEDROOM ONE TO FRONT

15'5" x 13'11" (4.70 x 4.25)

With double panel radiator, built in triple wardrobes with shelving and hanging rails.

ENSUITE SHOWER ROOM

6'9" x 4'4" (2.08 x 1.33)

With wood effect vinyl flooring, low level WC, pedestal wash hand basin, chrome mixer tap, mirror fronted storage above, shaver plug. white towel heater, white shower tray with glazed shower screen doors, bar shower above. Tiled surrounds, extractor fan.

BEDROOM TWO
9'10" x 17'10" (3.01 x 5.45)
With two double panel radiator, two windows one to the front and one to the rear, double built in wardrobes with shelving and hanging rail, loft access.

BEDROOM THREE TO REAR
14'2" x 12'7" (4.32 x 3.84)
With radiator, panelled door to the Jack and Jill bathroom.

BEDROOM FOUR TO REAR
10'10" x 9'3" (3.32 x 2.84)
With single panel radiator.

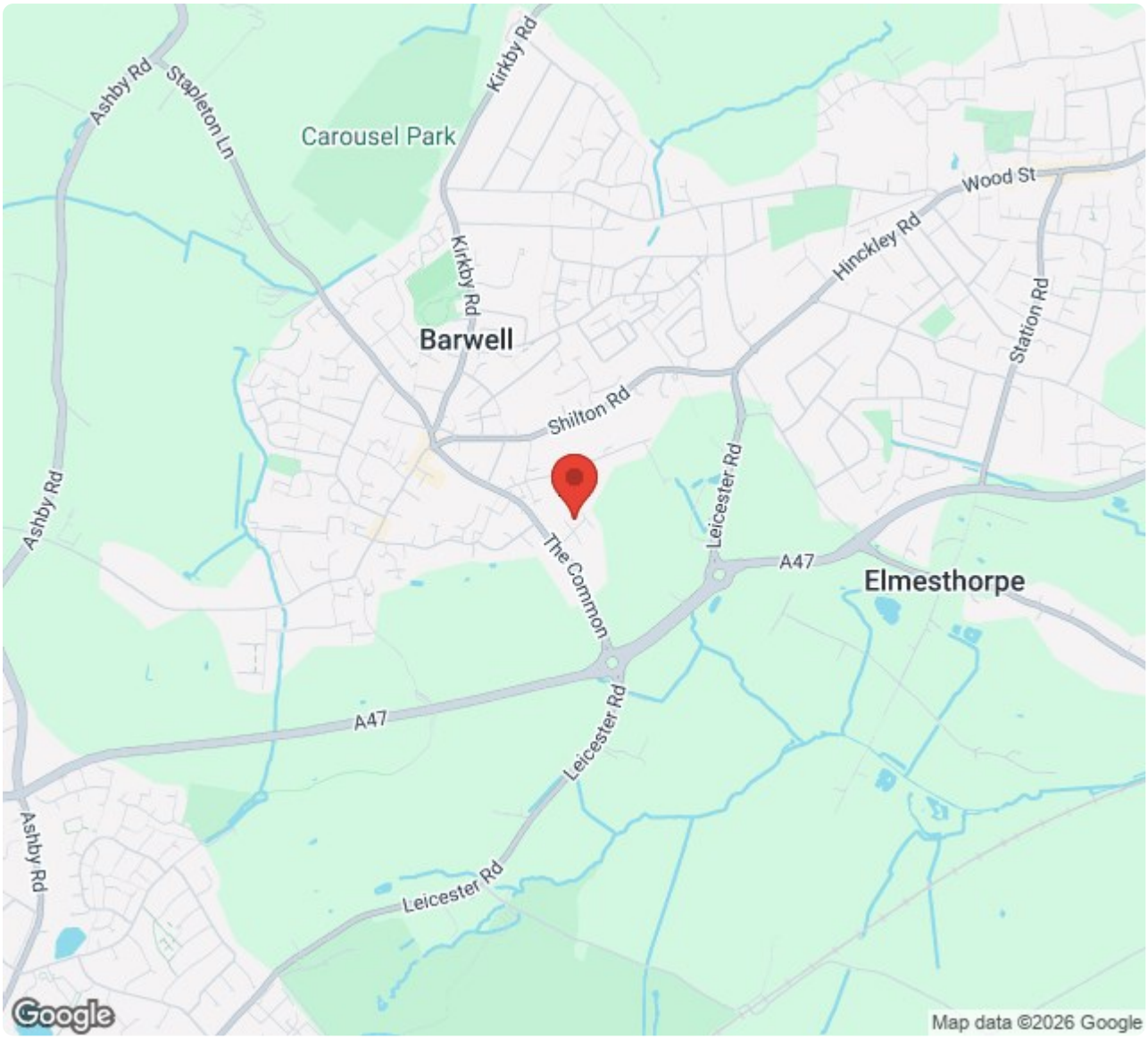
JACK AND JILL/FAMILY BATHROOM

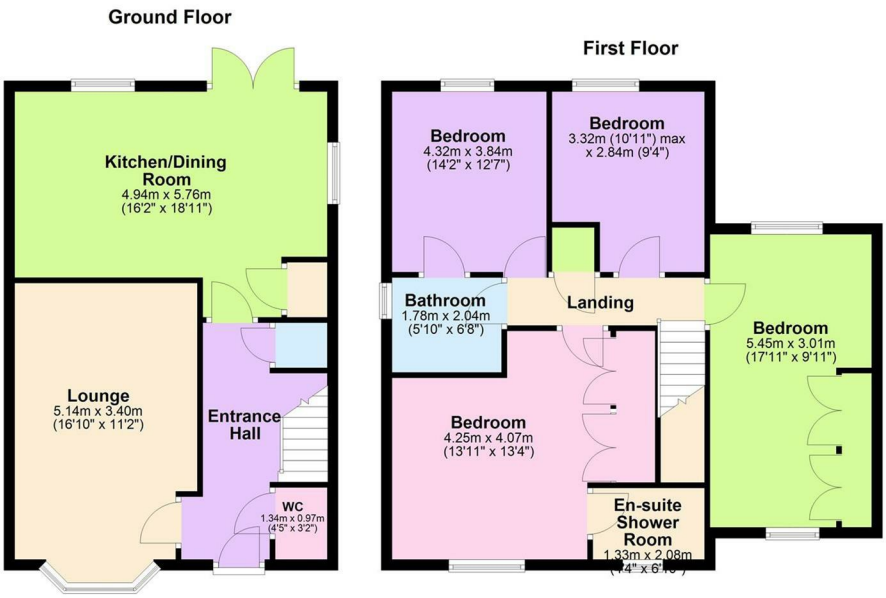
5'10" x 6'8" (1.78 x 2.04)

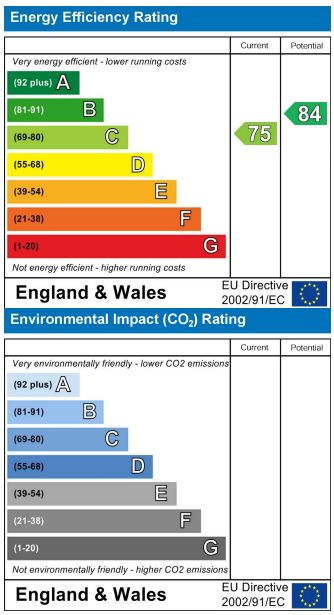
With wood effect vinyl flooring, low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap shower attachment and bar shower above, extractor. chrome towel heater.

OUTSIDE

Outside the property to the front is a part tarmacadam driveway and part block paved driveway with room for ample parking to a car port which houses the gas and electric meters, with remote control electric roller (still with 5 years warranty) door with motion sensor lighting, which leads to a single garage with up and over door, outside lighting. Outside the property to the rear is a concrete slabbed patio adjacent to the rear of the house and along the side of the garage, the garden is predominately laid to lawn fenced and enclosed with a further decorative stone patio and a raised timber deck, outside tap and lighting. In the car port there are electrical sockets, TV wall mounted bracket and also electrical sockets and lighting inside the garage. Also timber shed down the side of the property. The car port can be closed off as has previously been used to house a hot tub and a gym.







naea | propertymark PROTECTED

arla | propertymark PROTECTED

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