

Scrivins & Co

Sales & Lettings

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

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28 MAYFIELD WAY, BARWELL, LE9 8BL

OFFERS OVER £200,000

No Chain. Pegg built semi detached family home on a good sized 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. In need of updating. Benefitting from gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, dining room and kitchen. Three bedrooms and bathroom. Driveway to detached garage. Front and enclosed rear garden.

Contact agents to view. Carpets and curtains included.



TENURE

Freehold

Council tax Band B

ACCOMMODATION

Open canopy porch, attractive UPVC SUDG front door with matching side panel to

ENTRANCE HALLWAY

With single panel radiator, thermostat for the central heating system, stairway to first floor, telephone point, attractive white six panel interior door to

LOUNGE TO FRONT

13'4" x 11'8" (4.08 x 3.57)

With original tiled fireplace incorporating a fitted gas fire and back boiler for central heating and domestic hot water, radiator, two matching wall lights, TV aerial point, UPVC SUDG bow window to front, feature brick archway leads to



DINING ROOM TO REAR

9'4" x 9'11" (2.87 x 3.04)

With radiator, SUDG sliding patio doors lead to the rear garden.



KITCHEN TO REAR

8'2" x 9'10" (2.50 x 3.01)

With a range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink unit mixer tap above cupboard beneath, further matching range of floor mounted cupboard units and three drawer unit contrasting black roll edge working surfaces above with inset four ring ceramic hob unit stainless steel chimney extractor above, tiled splashbacks, further matching wall mounted cupboard units including one double display with glazed doors. There is also an integrated washing machine and a dishwasher, radiator, programmer for the central heating system, recess for a fridge freezer, UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With radiator, loft access.

BEDROOM ONE TO FRONT

10'10" x 13'8" (3.31 x 4.19)

With a range of fitted bedroom furniture in cream consisting two double and three single wardrobe units, matching bedside cabinets and bedhead, bridge of cupboards above the bedhead further matching dressing tables with drawers beneath, radiator.



BEDROOM TWO TO REAR

9'11" x 11'1" (3.04 x 3.39)

With radiator, further airing cupboard housing the copper cylinder emersion heater for supplementary domestic hot water.



BEDROOM THREE TO FRONT

6'10" x 7'7" (2.10 x 2.32)

With radiator.



BATHROOM TO REAR

6'9" x 6'4" (2.08 x 1.94)

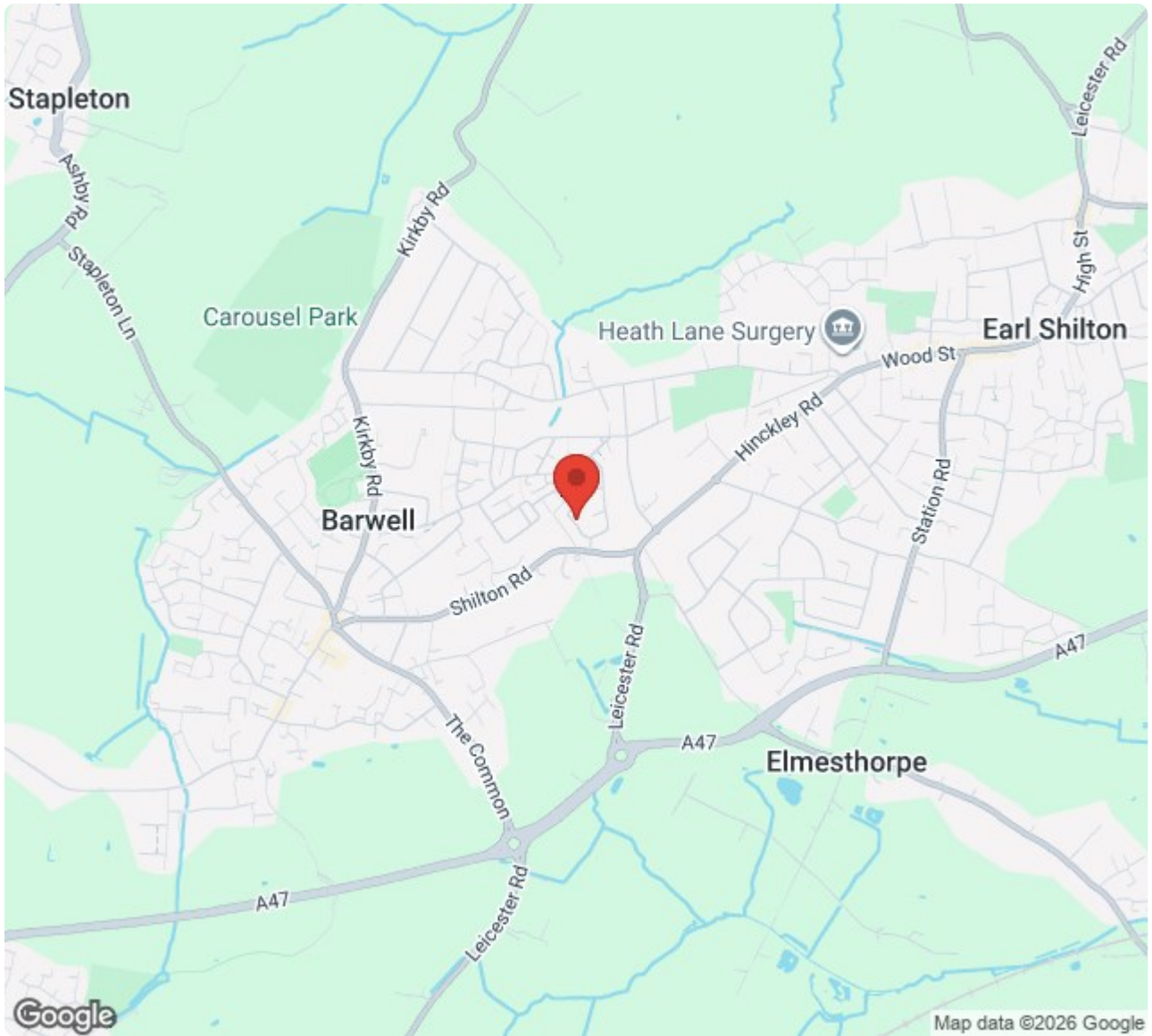
With panel bath, electric shower unit above glazed screen to side, pedestal wash hand basin, low level WC. contrasting fully tiled surrounds and radiator.



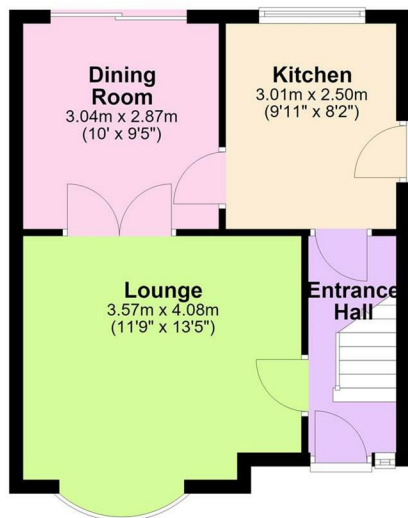
OUTSIDE

Outside the property is nicely situated set back from the road screened behind a brick retaining wall, the front garden is hard landscaped in stones and rockeries, a concrete driveway leads down the side of the property offering ample car parking, to the side of the property is a brick store. In the back garden there is a driveway that leads to a detached brick built garage (2.51m x 5.62m) with up and over door to front side pedestrian door and window and also has light and power. There is a fully fenced enclosed rear garden which has a concrete patio adjacent to the rear of the property with outside tap beyond which the garden is mainly laid to lawn with surrounding beds and a timber shed.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		55	
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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			
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