

# 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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**13 CHESTERFIELD WAY, BARWELL, LE9 8BH**

**ASKING PRICE £290,000**

No Chain. Extended and refurbished modern detached family home. Sought after and convenient location within walking distance of the village centre including, shops, schools, doctors, dentists, bus service, parks, takeaways, public houses and good access to major road links. Immaculately presented including panel interior doors, wooden/ceramic tiled flooring, refitted kitchen and bathroom, gas central heating, UPVC SUDG, UPVC soffits and fascias. Spacious accommodation offers entrance porch, separate WC, entrance hall, lounge, dining kitchen and large UPVC SUDG conservatory, three good sized bedrooms and bathroom with shower. Impressive frontage offering ample car parking to single garage. Landscaped sunny rear garden. Viewing recommended. Carpets included.



## TENURE

Freehold  
Council tax Band C

## ACCOMMODATION

Attractive UPVC SUDG and leaded front door to

## ENTRANCE PORCH

With a single panel radiator, ceramic tiled flooring, overhead lighting. Attractive six panel interior door to

## SEPARATE WC

With white suite consisting low level WC, vanity sink unit with wood grain cupboard beneath, ceramic tiled flooring, extractor fan. White wood panelled and glazed door leads to

## ENTRANCE HALLWAY

With ceramic tiled flooring, single panel radiator, digital thermostat for the central heating system, stairway to first floor, white wood panelled and glazed door to

## LOUNGE TO FRONT

16'5" x 11'11" (5.02 x 3.64)

With oak finished laminate wood strip flooring. single panel radiator, coving to ceiling, UPVC SUDG bay window to front, white wood panelled and glazed double doors to

## REFITTED DINING/KITCHEN TO REAR

19'11" x 10'5" (6.08 x 3.18)

The refitted kitchen with a fashionable range of matt grey wood grain fitted kitchen units with soft close doors consisting in set single drainer stainless steel sink, mixer tap above, cupboard beneath. Further matching range of floor mounted cupboard units, five drawer unit, contrasting roll edge working surfaces above with inset five ring induction hob unit, integrated extractor above. Matching up stands, further matching range of wall mounted cupboard units. Integrated dishwasher, appliance recess points including plumbing for automatic washing machine. There is also a walk in under stairs pantry with fitted shelving, porcelain tiled flooring, UPVC SUDG door to the side of the property. The dining area with porcelain tile flooring, radiator, coving to ceiling, UPVC SUDG sliding patio doors to

## CONSERVATORY TO REAR

19'5" x 9'4" (5.94 x 2.85)

Large UPVC SUDG conservatory with ceramic tiled flooring, radiator, double power point, wall lights. UPVC SUDG french doors lead to the rear garden.

## FIRST FLOOR LANDING

With loft access which is partially boarded.

## BEDROOM ONE TO FRONT

11'4" x 11'11" (3.47 x 3.64)

With oak finished laminate wood strip flooring, single panel radiator.

## BEDROOM TWO TO REAR

10'5" x 11'4" (3.18 x 3.47)

With oak finished laminate wood strip flooring, radiator, door to airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.

## BEDROOM THREE TO FRONT

10'4" x 8'4" (3.17 x 2.56)

With oak finished laminate wood strip flooring, radiator.

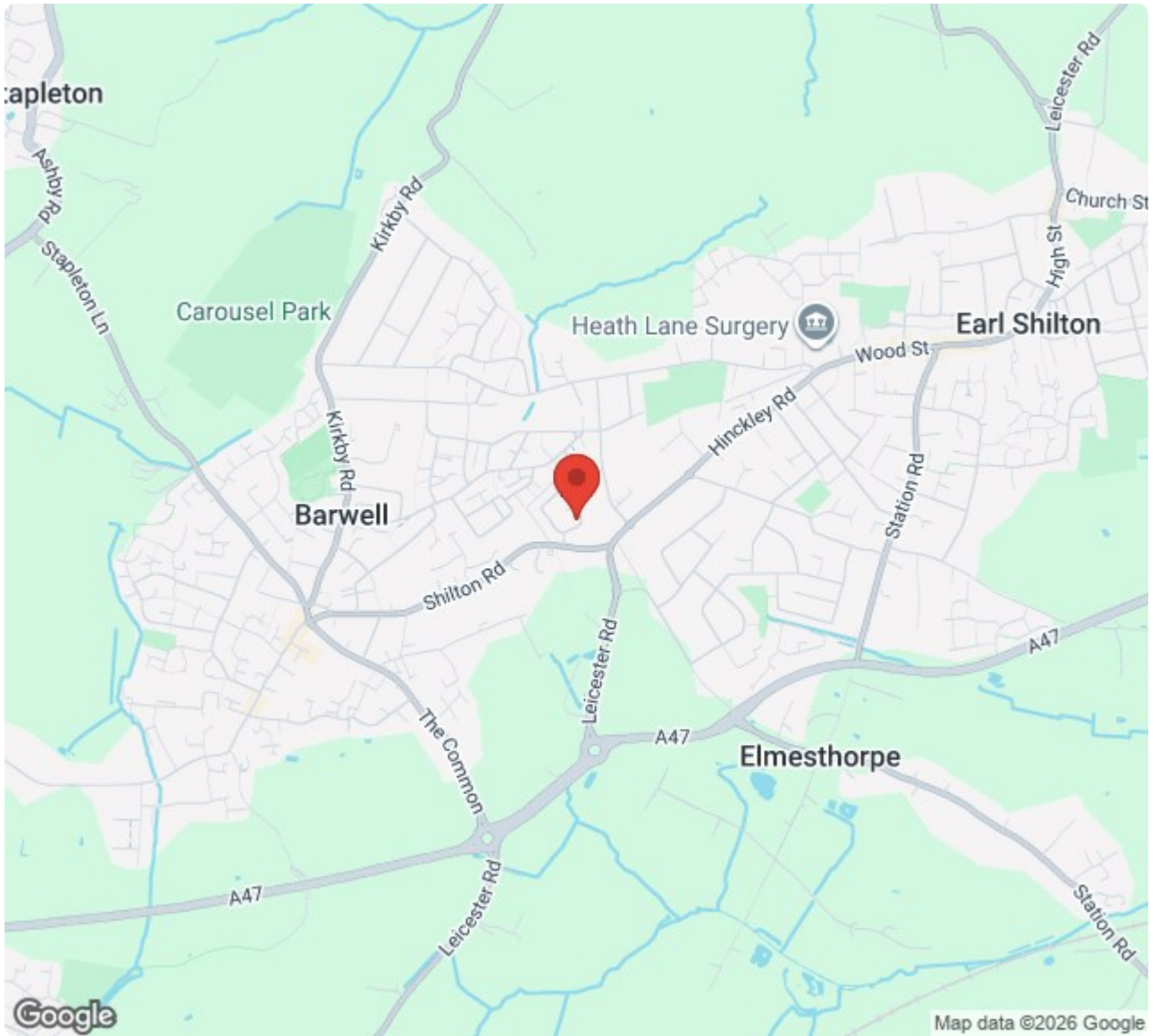
## REFITTED BATHROOM TO REAR

7'11" x 5'5" (2.43 x 1.66)

With white suite consisting of a L shaped panelled bath, rain shower and hand held shower above, glazed shower screen to side, vanity sink unit with white double cupboard beneath, low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail and extractor fan.

## OUTSIDE

The property is set back from the road having an impressive frontage, a wide Tarmac driveway offering ample parking leading down to a single brick built garage (2.46m x 5.16m) with door to front, it also houses the meters, it has light and power, rear pedestrian door and window. A timber gate and block paved pathway leads down the right hand side of the property to the fully fenced and enclosed rear garden which has been hard landscaped having a full width blocked paved patio adjacent to the rear of the property beyond which the garden is in Astroturf and central circular paved area and surrounding raised beds and borders. To the top of the garden is a further raised timber decking patio, cold water tap to the side and front of the property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			<b>83</b>
		<b>70</b>	
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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