

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 4 GARDEN CRESCENT, BARLESTONE, CV13 0BJ

**OFFERS OVER £100,000**

No Chain. Shared Ownership 45%. Stylish 2023 Owl Homes built semi-detached property overlooking open fields to front. Popular and convenient cul de sac location within walking distance of the village centre including shops, Co-op, primary school, doctors surgery, bus service, public houses, takeaways and goods access to major road links. Contemporary style interior, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, fitted kitchen with built in appliances, lounge dining room with French doors. Two double bedrooms and bathroom with shower. Wide tarmac driveway. Front and enclosed sunny rear garden. Viewing recommended. Carpets and blinds included.



## TENURE

Leasehold  
Council Tax Band B  
EPC Rating B

Rent payable on the other 55% of the property is £302.79 PCM this includes the rent on the remaining 55%, buildings insurance, management charge and estate charge.

## ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive composite and panelled SUDG front door to

## ENTRANCE HALLWAY

With keypad for burglar alarm system, radiator, wired in smoke alarm. Wall mounted consumer unit, doorbell chimes and thermostat for the central heating system on the ground floor. All light switches and power points in the property are in brushed stainless steel. Stairway to first floor with white spindle balustrades. Attractive white four panelled interior door to



## SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, radiator and extractor fan. LVT vinyl flooring.



## FITTED KITCHEN TO FRONT

6'10" x 14'5" (2.09 x 4.41)

With a fashionable range of gloss light grey fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting roll edge working surfaces above with inset four ring stainless steel gas hob unit. single fan assisted oven with grill beneath, stainless steel splashbacks and stainless steel chimney extractor hood above. Matching upstands. Further matching range of wall mounted cupboard units one concealing the gas condensing combination boiler for central heating and domestic hot water. Appliance recess points and plumbing for automatic washing machine. Inset ceiling spotlights and extractor fan, wired in heat detector and wired in carbon monoxide detector. Radiator and TV aerial point.



## LOUNGE DINING ROOM TO REAR

13'8" x 14'4" (4.19 x 4.37)

With two radiator, TV aerial point, UPVC SUDG French doors leading to the rear garden.

## FIRST FLOOR LANDING

With white spindle balustrades, radiator, wired in smoke alarm. Door to an airing cupboard with a radiator and fitted shelving.

## BEDROOM ONE TO REAR

13'8" x 12'3" (4.19 x 3.75)

With wardrobe included with mirrored doors to front, radiator, TV aerial point.



## BEDROOM TWO TO FRONT

13'8" max x 9'8" max (4.19 max x 2.96 max )

With radiator, thermostat for the central heating system on the first floor.



## BATHROOM TO SIDE

6'5" x 6'5" (1.97 x 1.98)

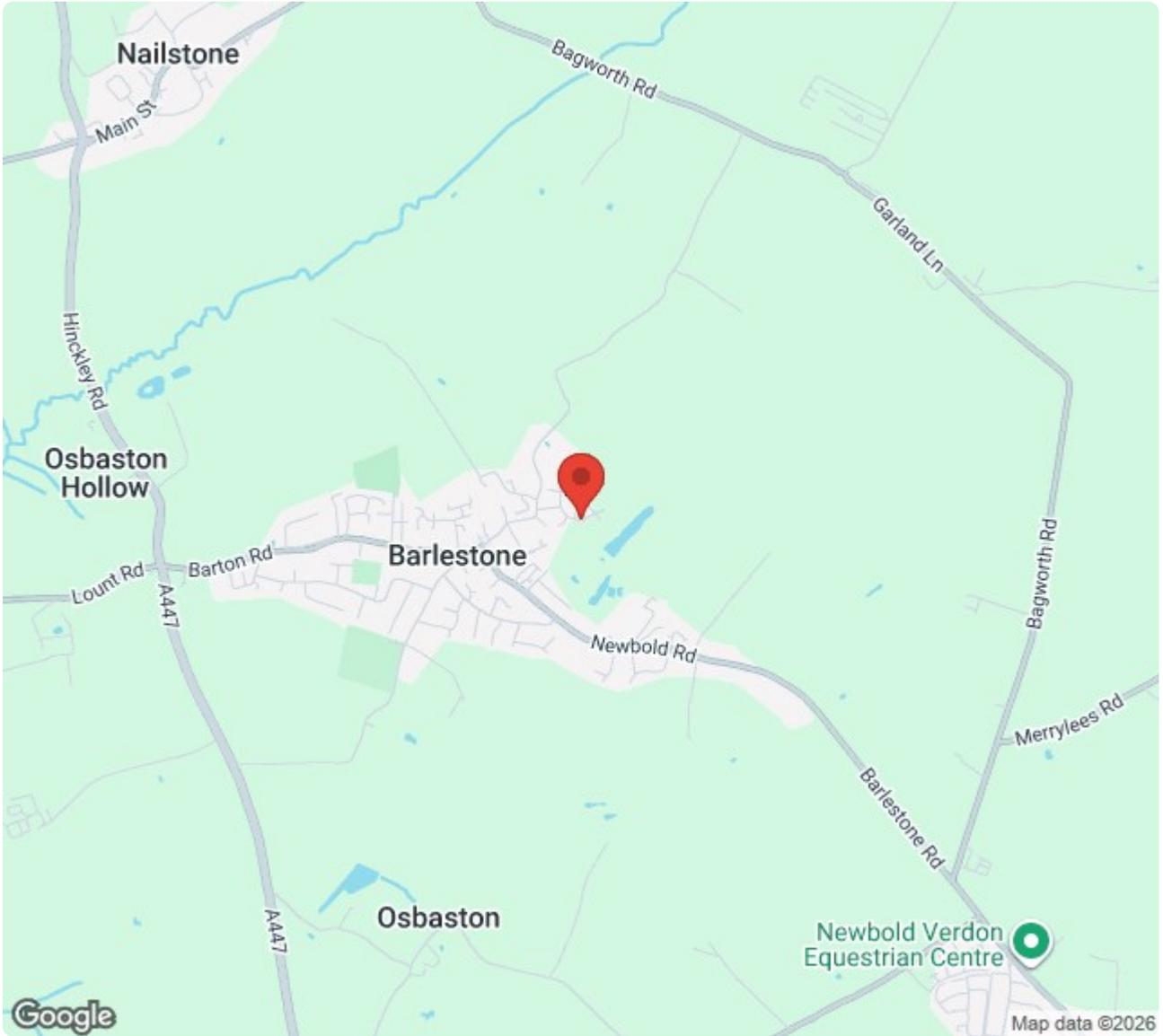
With white suite consisting panelled bath, main shower unit above, glazed shower screen to side. Pedestal wash hand basin and low level WC, contrasting tiled surrounds, radiator, inset ceiling spotlights and extractor fan and shaver point.



## OUTSIDE

The property is nicely situated at the head of a cul de sac overlooking open fields to front, set back from the road having a double width tarmacadam driveway to front. A slabbed pathway leads down the side of the property through timber gate top the fully fenced and enclosed rear garden with has a full width slabbed patio to the rear of the property beyond which the garden is principally laid to lawn. There is also a tap and lighting and the garden has a sunny aspect.

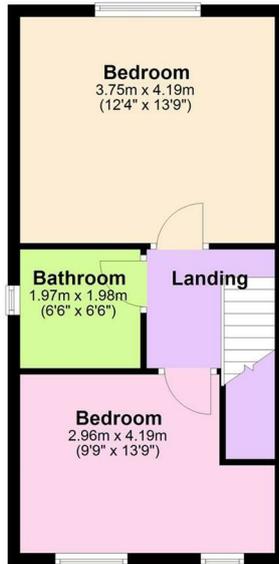




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</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>		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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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