

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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66 RUSSETT CLOSE, BARWELL, LE9 8HZ

ASKING PRICE £425,000

No Chain. Outstanding brand new Apex Homes built five bedroomed, three storey Detached family home on a good sized plot. 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. Immaculate contemporary style interior, NHBC guaranteed, energy efficient with a range of high quality fixtures and fittings including oak panel interior doors, spindle balustrades with oak hand rails. LVT flooring, alarm system, spotlights, wired in smoke alarm, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge and open plan living/dining/kitchen with built in appliances & bi-fold doors. Five good bedrooms, two with en suite shower rooms, family bathroom. Impressive driveway to large detached garage. Good sized private rear garden with full width porcelain patio. Viewing highly recommended. Contact agents to view.



TENURE

Freehold

Council Tax Band TBC

ACCOMMODATION

Attractive black composite panel and SUDG front door with outside lighting to

ENTRANCE HALLWAY

With LVT wood grain flooring, smoke alarm, dog leg stairway to first floor with white spindle balustrades and oak handrail, useful under stairs storage cupboard beneath with lighting and plumbing for washer/dryer. Thermostat for the central heating system. Concealed consumer unit. Attractive oak panelled interior doors to



SEPARATE WC

With white suite consisting low level WC, vanity sink unit with grey cupboard beneath, LVT flooring. Radiator, extractor fan. Door to



FRONT LOUNGE

12'0" x 10'2" (3.66 x 3.12)

With LVT wood grain flooring, double panelled radiator, TV and telephone point.



FITTED OPEN PLAN LIVING/DINING/KITCHEN

24'8" max x 19'6" max (7.53 max x 5.96 max)

With a fashionable range of charcoal grey fitted kitchen units with soft close doors consisting inset single drainer white ceramic sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units, two drawer pan drawers and four drawer unit. Contrasting Indian white working surfaces and breakfast bar, matching upstands. Inset five ring black gas hob unit, integrated extractor above. Further matching range of wall mounted cupboard units and wine rack. One cupboard concealing the gas condensing boiler for central heating and domestic hot water. Further integrated appliances include a dishwasher, microwave oven & a double fan assisted oven with grill. Also includes a fridge freezer and plumbing for an automatic washing machine. Inset ceiling spotlights, wired in heat detector, luxury vinyl LVT wood grain flooring.



LIVING/DINING AREA

With LVT woodgrain flooring, two radiators. TV aerial point and power points for a wall mounted flat screen TV. White aluminium bi fold doors leading to the rear garden.



FIRST FLOOR LANDING

With single panelled radiator, wired in smoke alarm, thermostat for central heating system on on the first floor. Door to the airing cupboard housing the cylinder and pressurised water system for the domestic hot water, fitted immersion heater for supplementary hot water. Airing cupboard also houses the programmer for central heating and domestic hot water. Includes power and lighting.

STAIRWAY TO SECOND FLOOR

With white spindle & oak handrails.

BEDROOM TWO TO FRONT

12'0" x 14'4" (3.66 x 4.39)

With radiator, TV aerial point, door to



EN- SUITE SHOWER ROOM

7'7" x 3'10" (2.33 x 1.18)

With a white suite consisting of fully tiled shower cubicle with glazed shower doors, rain shower and handheld shower above. Vanity sink with with gloss white double cupboard beneath, low level WC contrasting tiled surrounds, including the flooring. Radiator, extractor fan and inset ceiling spotlights.



BEDROOM THREE TO REAR

14'4" x 9'10" (4.37 x 3.01)

With radiator, TV aerial point, UPVC SUDG windows to both front and to the rear.



BEDROOM FOUR TO REAR

9'6" x 10'4" (2.92 x 3.16)

With radiator and TV aerial point.



FAMILY BATHROOM TO REAR

6'1" x 6'9" (1.86 x 2.06)

With white suite consisting of panelled bath, rain shower and handheld shower above. Glazed shower screen to the side, vanity sink with light grey double cupboard beneath, low level WC, contrasting tiled surrounds including the flooring. Radiator, inset ceiling spotlights and extractor fan



SECOND FLOOR LANDING

With white spindles and oak hand rail. Wired in smoke alarm and double glazed Velux window.

BEDROOM ONE TO FRONT & REAR

16'11" x 10'11" (5.18 x 3.34)

With radiator, TV aerial point, two double glazed Velux windows to rear and dormer window to front, door to



EN-SUITE SHOWER ROOM

7'9" x 4'9" (2.38 x 1.45)

With white suite consisting of a fully tiled walk in shower with glazed shower screen, rain shower and handheld attachment above. Vanity sink unit with light grey double cupboard beneath and low level WC. Contrasting tiled surrounds including the flooring. Inset ceiling spotlights and extractor fan.



BEDROOM FIVE TO FRONT

10'11" x 12'1" (3.34 x 3.69)

With radiator, TV and telephone point.



OUTSIDE

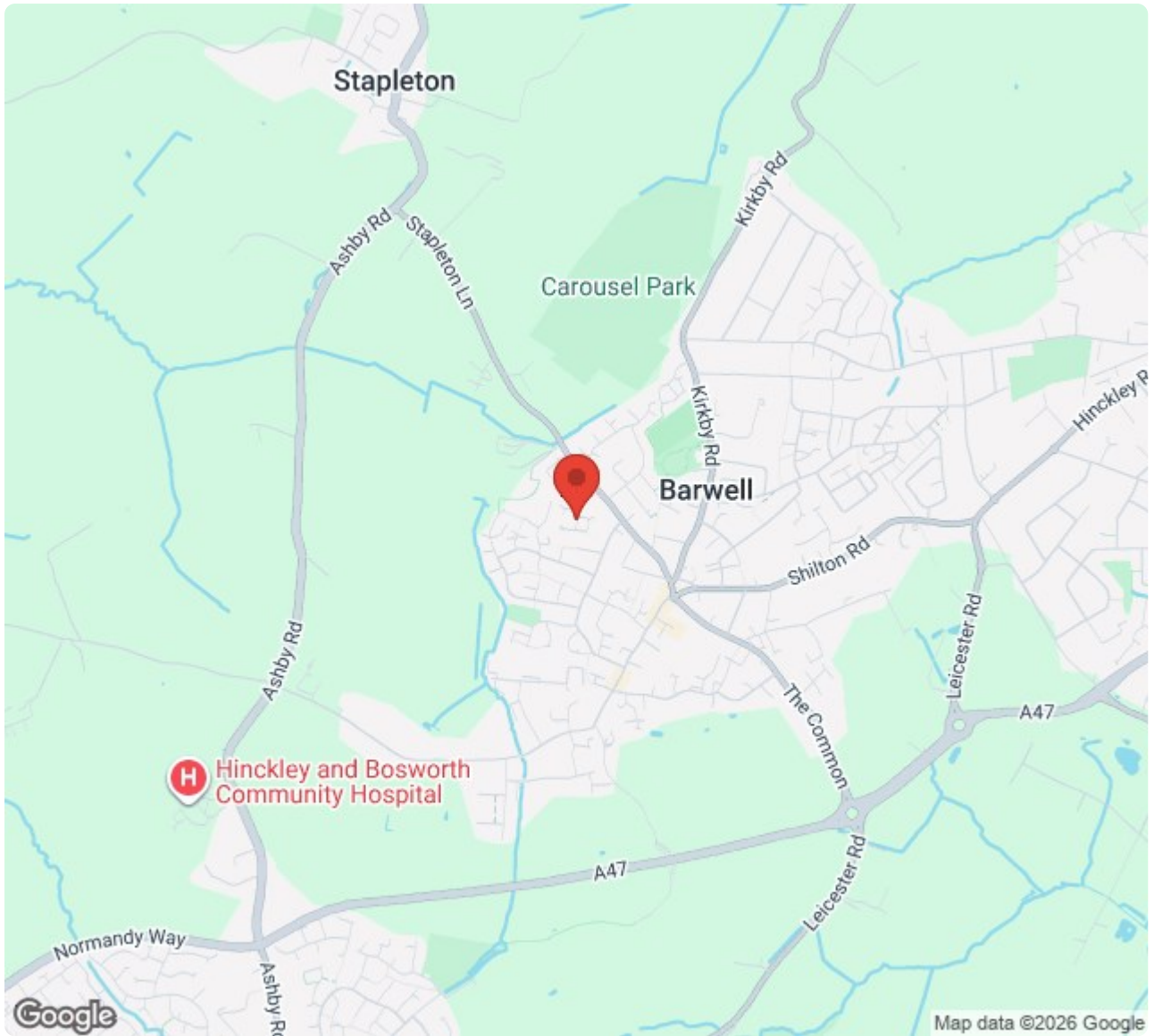
The property is nicely situated, set well back from the road having a full width grey block paved driveway to front offering ample car parking. Leading down the side of the property to a large detached brick built garage to the rear. A timber gate offers access to the good size fully fenced enclosed rear garden leading to the full width porcelain tiled patio where there is outside lighting and a tap. Beyond which the garden is principally laid to lawn.



GARAGE

11'1" x 19'7" (3.40 x 5.99)

With an up and over door to front, UPVC SUDG door to side. Light and power and pitched roof offers further storage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(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		
(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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