

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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1 SHREWSBURY CLOSE, BARWELL, LE9 8JX

OFFERS OVER £335,000

Extended and refurbished modern Redrow built detached family home. sought after and convenient cul de sac 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 with a range of good quality fixtures and fittings including white panelled interior doors, porcelain tiled flooring, spindle balustrades, coving, spotlights, alarm system, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, lounge, dining room, fitted dining/kitchen and separate WC. Four bedrooms (main with en suite shower room) and family bathroom. Driveway to single garage, well kept front and enclosed sunny rear gardens. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Open pitched and tiled canopy porch with inset spotlights. Attractive UPVC SUDG and coloured leaded UPVC SUDG glazed and leaded front doorto

ENTRANCE HALLWAY

With single panelled radiator, wall mounted consumer unit, coving to ceiling. Thermostat for the central heating system, telephone point, stairway to first floor landing. Attractive white panel and etched glazed door leads to

LOUNGE TO FRONT

16'8" x 12'0" (5.10 x 3.68)

With wall mounted black living flame coal effect gas fire, radiator, TV aerial point, telephone point. Inset ceiling spotlights, coving to ceiling. Feature archway to



DINING AREA TO REAR

7'2" x 11'1" (2.19 x 3.38)

With double panelled radiator, inset ceiling spotlights, coving to ceiling. UPVC SUDG French doors leading to the rear garden. Attractive white six panelled interior doors to

FITTED DINING/KITCHEN TO REAR

10'9" x 16'2" (3.28 x 4.94)

With a range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting black roll edge working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath. Tiled splashbacks, further matching range of wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water with digital programmer. Integrated washing machine and fridge/freezer. Wall mounted double display unit with leaded glazed doors. Porcelain tiled flooring, radiator, inset ceiling spotlights. Coving to ceiling. Door to useful under stairs storage cupboard with porcelain tiled flooring, communicating door to garage and UPVC SUDG French doors leading to the rear garden. Door to



SEPARATE WC

With low level WC, wall mounted sink unit, tiled splashbacks. Porcelain tiled flooring, inset ceiling spotlights, extractor fan and keypad for burglar alarm system.

FIRST FLOOR LANDING

With spindle balustrades, coving, inset ceiling spotlights. Door to the airing cupboard housing the lagged copper cylinder, fitted immersion heater for supplementary and domestic hot water. Loft access.

BEDROOM ONE TO FRONT

13'7" x 11'4" (4.15 x 3.46)

With a range of fitted bedroom furniture in white consisting of two double and one single wardrobe units, two matching bedside chest of drawers, corner alcove display units above, further matching dressing table with drawers beneath, inset ceiling spotlights, radiator, coving to ceiling. TV aerial point, feature archway to



EN SUITE SHOWER ROOM

4'3" x 8'10" (1.30 x 2.71)

With white suite consisting of a fully tiled shower cubicle, pedestal wash hand basin, low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail. Inset ceiling spotlights, coving to ceiling.



BEDROOM TWO TO FRONT

7'4" x 15'8" (2.26 x 4.78)

With radiator, inset ceiling spotlight, coving to ceiling.



BEDROOM THREE TO REAR

8'11" x 10'3" (2.73 x 3.13)

With coving to ceiling, inset ceiling spotlights.



BEDROOM FOUR TO REAR

7'5" x 10'4" (2.27 x 3.17)

With radiator, coving to ceiling.



FAMILY BATHROOM TO REAR

6'4" x 6'9" (1.94 x 2.07)

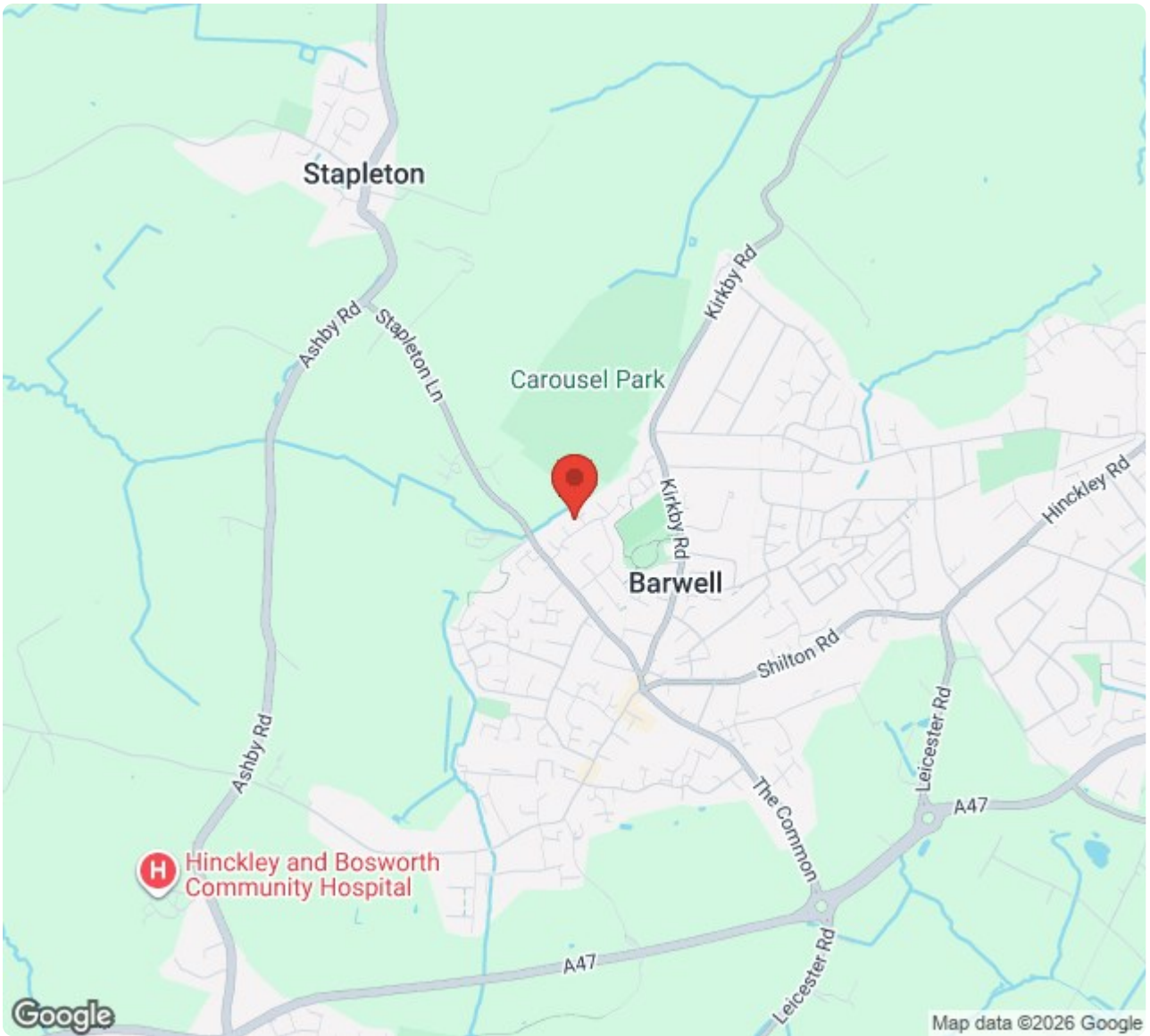
With white suite consisting of a corner bath, vanity sink unit with gloss white double cupboard beneath, low level WC. Contrasting tiled surrounds including the flooring, white headed towel rail and inset ceiling spotlights. Large wall mounted mirror with spotlights above.



OUTSIDE

The property is nicely situated in a cul de sac set back from the road screened behind ornamental wrought iron railings, the front garden is laid to lawn with surrounding beds and borders. A block paved driveway offers ample car parking which leads to the single integral garage which measures 2.28m x 4.70m with up and over door to front also with light and power. Timber gates and block paved pathway lead down the right hand side of the property to the fully fenced and enclosed rear garden which has a sunny aspect, having a full width block paved patio adjacent to the rear of the property with outside lighting, beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. To the top of the garden is a further paved area and raised bed. Outside lighting and security light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		69	
(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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