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55 BARBARA AVENUE, KIRBY MUXLOE, LE9 2HE

ASKING PRICE £425,000

Vastly improved and refurbished detached bungalow on a good sized plot. Sought after convenient location within walking distance of a parade of shops, doctors surgery, parks, bus service and easy access to the village centre.

Immaculately presented including white panelled interior doors, coving, LVT flooring, feature fireplace, refitted kitchen and shower room, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, lounge, dining kitchen, utility room and large UPVC SUDG conservatory. Two bedrooms (main with ensuite WC) and shower room. Wide resin driveway to single garage, front and good sized rear gardens with summerhouse. Viewing recommended. Carpets, curtains and blinds included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Attractive UPVC SUDG and leaded front door to

ENTRANCE PORCH

With ceramic tiled flooring, overhead lighting, hardwood panel and glazed door to

SPACIOUS ENTRANCE HALLWAY

13'4" x 10'6" (4.08 x 3.21)

With surrounding ornamental radiator cover, telephone point, digital thermostat and programmer for the central heating system and domestic hot water, keypad for the burglar alarm system, doorbell chimes, coving to ceiling, attractive white six panel interior doors to



LOUNGE TO FRONT

17'10" x 11'10" (5.45 x 3.63)

With feature marble fireplace incorporating living flame coal effect gas fire, two radiators, TV aerial point, coving to ceiling, white wood panel and glazed double doors lead to



REFITTED DINING KITCHEN TO REAR

22'1" x 11'4" (6.74 x 3.47)

The kitchen with a fashionable range of Matt porcelain fitted kitchen units with chrome fittings and soft closed doors consisting inset one and a half single drainer resin sink unit chrome mixer tap above double base unit beneath further matching range of floor mounted cupboard units and two three drawer units, contrasting white quartz working surfaces above with inset Neff four ring ceramic gas hob units, Neff stainless steel chimney extractor above matching upstands, further matching range of wall mounted cupboard units including one double display with glazed doors glass display shelving and concealed lighting, one tall larder unit further integrated appliances include Bosch double fan assisted oven with grill, dishwasher, pull out bins, inset ceiling spotlights, LVT wood grain flooring, radiator, UPVC SUDG sliding patio doors lead to the conservatory.



UTILITY ROOM TO SIDE

6'10" x 6'9" (2.10 x 2.07)

With matching units from the kitchen consisting inset single drainer stainless steel sink unit mixer taps above double base unit beneath, wood grain working surfaces above, further matching wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, wood grain LVT flooring, radiator, inset ceiling spotlights, extractor fan, coving to ceiling.



UPVC SUDG CONSERVATORY TO REAR

20'11" x 11'10" (6.40 x 3.63)

With ceramic tiled flooring, four double power points, Tv aerial point, UPVC SUDG french doors lead to the rear garden.



BEDROOM ONE TO FRONT

14'6" x 10'10" (4.43 x 3.32)

With two radiators, Tv aerial point, door to



ENSUITE WC

4'2" x 6'10" (1.29 x 2.10)

With white suite consisting low level WC, vanity sink unit with wood grain drawer beneath illuminated mirror fronted bathroom cabinet above, LVT wood grain flooring, radiator, inset ceiling spotlights, extractor fan.



BEDROOM TWO TO REAR

11'6" x 8'10" (3.52 x 2.70)

With a range of fitted bedroom furniture in cream consisting three double and one corner wardrobe units, radiator, coving to ceiling.



REFITTED SHOWER ROOM TO REAR

9'1" x 7'9" (2.79 x 2.37)

With white suite consisting fully tiled walk in shower with glazed shower screen rain shower and handheld shower above, wall mounted sink unit, low level WC and bidet, contrasting tile surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights, coving to ceiling, door to airing cupboard housing the Ideal logic gas condensing combination boiler for central heating and domestic hot water.



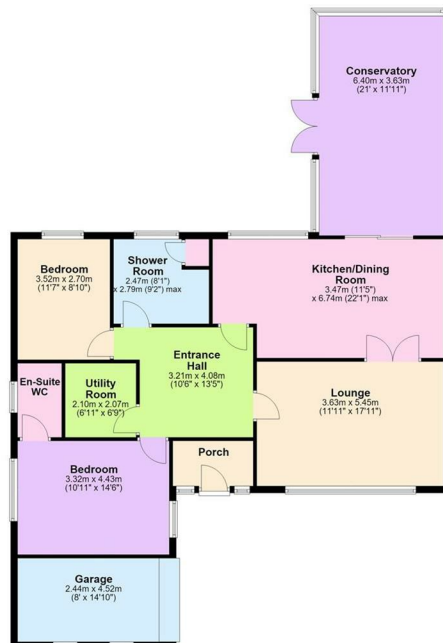
OUTSIDE

Outside the property nicely situated set back from the road screened behind a low brick retaining wall, the front garden is principally laid to lawn, there is a wide resin driveway to front offering ample car parking leading to the single garage (2.44m x 4.52m) with up and over door to front has light and power and houses the meters and the consumer unit, two port hole style windows to side and window to rear. A wide stone pathway leads down the left hand side of the property through wrought iron and timber gates where there is an outside security light leading to the good size fully fenced and enclosed rear garden which has a full width L shaped porcelain patio adjacent to the rear of the property, outside tap and light. Beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders to the top of the garden there is a timber shed and also an outside double power point.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
England & Wales		EU Directive 2002/91/EC	