

# Scrivins & Co

ESTATE AGENTS  
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Tel: 01455 890480 Email: sales@scrivins.co.uk  
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**3 MAYFIELD WAY, BARWELL, LE9 8BL**

**OFFERS OVER £200,000**

Vastly improved and refurbished PEGG built semi detached family home. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, public houses and good access to major road links. Immaculately presented including white panelled interior doors, wood/ ceramic tiled flooring, glass balustrades, multi fuel stove, refitted kitchen and bathroom, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge and dining kitchen. Three bedrooms and bathroom with shower. Wide driveway to large detached garage/ entertaining room. Enclosed landscaped rear garden. Viewing highly recommended. Carpets included.



## TENURE

Freehold

## ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

## ENTRANCE HALLWAY

with oak finish laminate wood strip flooring. Radiator. Fitted electric meter cupboard. Stairway to first floor with feature tiled wall and LED lighting. All power points and light switches are in brushed stainless steel. Attractive white panelled interior doors to

## FRONT LOUNGE

10'11" x 15'8" (3.33 x 4.80)

with feature fireplace having ornamental surrounding oak beams, raised black granite hearth incorporating a black cast iron multi fuel stove. Recess for a 58 inch flat screen TV above. Alcoves to both sides with black gloss and matte storage cupboards to both sides. Spotlights. Oak finish laminate wood strip flooring. Radiator. Virgin Media.



## REFITTED DINING KITCHEN TO REAR

10'0" x 12'0" (3.06 x 3.68)

with a fashionable range of gloss white fitted kitchen units consisting inset black 1 and a half bowl resin sink unit with mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting black roll edge working surfaces above with inset four ring ceramic hob unit. Double fan assisted oven with grill beneath. Black chimney extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units. Integrated fridge freezer. Plumbing for automatic washing machine. Ceramic tiled flooring. Radiator. Inset ceiling spotlights. Door to the useful under stairs storage cupboard with ceramic tiled flooring. Fitted shelving and lighting. UPVC SUDG door to rear garden.



## REFITTED BATHROOM

5'6" x 8'8" (1.68 x 2.65)

with white suite consisting P-shaped panelled bath, electric shower unit above and glazed shower screen to side. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Contrasting tiled surrounds including the flooring. Chrome heated towel rail. Extractor fan. Wall mounted illuminated mirror.



## FIRST FLOOR LANDING

with glass balustrades. Solid pine post. Inset ceiling spotlights. Nest thermostat. Loft access with extending aluminium ladder for access, partially boarded with lighting and also houses the Worcester gas condensing combination boiler for central heating and domestic hot water.

### FRONT BEDROOM ONE

16'0" x 9'1" (4.88 x 2.79)

with fitted wardrobes to the full width of one wall in light oak incorporating hanging rails and shelves. Matching chest of drawers. Radiator. TV aerial point.



### BEDROOM TWO TO REAR

7'11" x 13'6" (2.42 x 4.13)

with radiator. Built in double wardrobe in white. TV aerial point.



### BEDROOM THREE TO REAR

7'8" x 7'3" (2.36 x 2.22)

with radiator. TV aerial point.



### OUTSIDE

the property is set back from the road having a full width slate driveway to front extending down the side of the property offering ample car parking leading to a large detached brick built garage currently divided with store room to front having double metal doors, light and power. The rear section of the garage is currently an entertaining room (4.62 x 3.30) with built in bar having light and power, inset ceiling spotlights and wireless sound system. To the side are grey aluminium bi-fold doors leading to the fully fenced and enclosed rear garden which has been landscaped having a full width natural stone patio adjacent to the rear of the property. A pathway leads to the top of the garden. The central garden is principally laid to lawn with surrounding raised borders. To the top of the garden is a further natural stone patio. Outside light, power point and tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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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