

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



## 52E JERSEY WAY, BARWELL, LE9 8HR

**£220,000**

Stylish modern semi detached family home on a good sized corner plot. Popular and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, parks, bus services and good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, coving, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, lounge with feature fireplace, fitted dining kitchen and UPVC SUDG conservatory. Three bedrooms (2 with a range of bedroom furniture) and bathroom with shower. Long driveway. Ample room for a garage/ extension subject to planning permission. Good sized front and enclosed rear garden with shed. Viewing recommended. Carpets, curtains, blinds and light fittings included.



## TENURE

Freehold

## ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

### FRONT LOUNGE

13'10" x 15'7" (4.24 x 4.76)

with feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a stainless steel living flame pebble effect electric fire. Two radiators. TV aerial point, including Sky. Two matching wall lights. Coving to ceiling. Wired in smoke alarms. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath with lighting. White wood panelled and glazed door leads to



### REFITTED DINING KITCHEN TO REAR

13'10" x 10'10" (4.24 x 3.31)

with a range of beech fitted kitchen units with soft close doors consisting inset 1 and a half bowl single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units, including three drawer unit. Contrasting black roll edge working surfaces above with inset 4 ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Integrated extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine and dishwasher. Wall mounted gas condensing combination boiler for central heating and domestic hot water with built in programmer. Hive thermostat. Radiator. Wall mounted consumer unit. Coving to ceiling. UPVC SUDG door to



### UPVC SUDG CONSERVATORY/ DINING ROOM

13'8" x 10'2" (4.19 x 3.10)

with three double and one single power point. One wall light. Ceiling mounted fan light. UPVC SUDG French doors to rear garden.



### FIRST FLOOR LANDING

with wired in smoke alarm. Coving to ceiling. Loft access. Partially boarded with lighting.

### BEDROOM ONE TO FRONT

13'11" x 8'7" (4.26 x 2.63)

with a range of beech bedroom furniture consisting one double and one single wardrobe unit. Further matching chest of drawers. Bedside cabinet. Display shelving. Radiator. Coving to ceiling. TV aerial point including Sky.



### **BEDROOM TWO TO REAR**

8'3" x 11'0" (2.54 x 3.36)

with radiator. Coving to ceiling.



### **BEDROOM THREE**

7'3" x 6'6" (2.21 x 2.00)

with a range of bedroom furniture in beech consisting one double wardrobe unit. Further matching chest of drawers. Dressing table. Further storage cupboard. Radiator. Coving to ceiling.



### **BATHROOM TO REAR**

5'2" x 7'6" (1.60m x 2.30m)

with white suite consisting panelled bath, shower unit above. Pedestal wash hand basin. Low level WC. Contrasting fully tiled surrounds. Radiator.



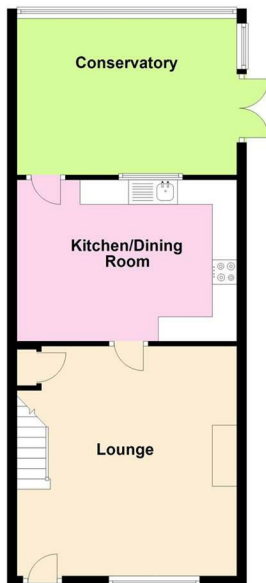
### **OUTSIDE**

the property is nicely situated in a cul de sac set well back from the road on a large corner plot screened behind picket fencing. The front garden is principally laid to lawn with central stone driveway leading down the side of the property through double timber gates offering further slabbed car parking space. Ample room for a garage or extension (subject to planning permission). Cold water tap. Outside lighting. There is a fully fenced and enclosed rear garden which is principally lawned for easy maintenance with surrounding beds. To the top of the garden there is a further brick retaining wall and slabbed patio. Timber shed.





Ground Floor



First Floor



Not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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	



**Scrivins & Co**  
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk