

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



33 AUSTREY ROAD, WARTON, B79 0HN

OFFERS OVER £380,000

Vastly improved detached family home. Sought after and convenient location within walking distance of the village centre including shops, post office, Primary school and public house. Well presented including oak veneer panelled interior doors, oak flooring, feature fireplace, refitted kitchen and bathroom, spot lights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, kitchen and through lounge dining room, office/playroom, utility room, separate WC. 3 double bedrooms and bathroom. Wide driveway to front with ample parking, double garage, well kept sunny rear garden with shed. Viewing recommended. Carpets included.



TENURE

Freehold
Council tax band= E

ACCOMMODATION

Composite front door with glazing to

ENTRANCE HALLWAY

12'11" x 9'3" (3.96 x 2.82)

With double panelled radiator, candelabra wall lights, solid oak flooring, archway to



OFFICE/ PLAYROOM

7'2" x 8'11" (2.20 x 2.73)

With wall mounted candelabra light, double panelled radiator internet and phone point, attractive oak interior door to



LOUNGE DINER

10'10" x 21'11" (3.32 x 6.69)

With two single panelled radiators, feature fireplace with timber mantle, granite hearth with gas fire and coals, solid oak flooring, French patio doors leading to the garden.



KITCHEN

17'6" x 8'0" (5.35 x 2.46)

With a range of grey floor mounted cupboard units with brushed nickel handles, rock effect roll edge work tops, glass splash backs, Rangemaster electric hob and cooker which may be available at an extra cost, dishwasher, one and a half stainless steel sink unit with brushed nickel mixer tap, further range of wall mounted units, extractor fan, wood effect lino flooring, wooden door to under stairs larder cupboard with lighting and power with tiled flooring and shelving, UPVC door to



CONSERVATORY

15'3" x 7'4" (4.65 x 2.25)

With light, electric, UPVC SUDG French door to garden, door to



CLOAK ROOM/ UTILITY

13'1" x 4'11" (4.01 x 1.52)

With tiled flooring, range of blue painted wooden cupboard units with brushed nickel handles, wood effect roll edge work top, matching wall mounted unit housing the Viessmann combi boiler, single panelled radiator, oak door to



SEPARATE WC

4'11" x 5'2" (1.52 x 1.58)

With low level WC, wall mounted wash hand basin with chrome mixer taps, wall mounted heated towel rail, door to



DOUBLE GARAGE

19'1" x 15'6" (5.82 x 4.74)

With two single manual up and over doors, the garage houses the electric meters and fuse meters, has electric, lighting and large loft access which is boarded for extra storage.

FIRST FLOOR LANDING

With white spindle balustrades and loft access.

BEDROOM ONE TO REAR

10'5" x 10'11" (3.20 x 3.34)

With single panelled radiator and a walk-in wardrobe with lighting.



BEDROOM TWO TO FRONT

10'11" x 10'11" (3.34 x 3.33)

With single panelled radiator.



BEDROOM THREE TO FRONT

11'2" x 7'5" (3.42 x 2.28)

With single panelled radiator, built in wardrobes with hanging rail and cupboards above.



FAMILY BATHROOM

9'3" x 8'0" (2.84 x 2.45)

With wood effect lino flooring, four piece white suite consisting bath with mixer taps, wash hand basin, low level WC, vanity unit, walk in shower enclosure, wall mounted heated chrome towel rail, wall mounted mirror fronted storage unit, inset ceiling spotlights, floor to ceiling tiled walls.

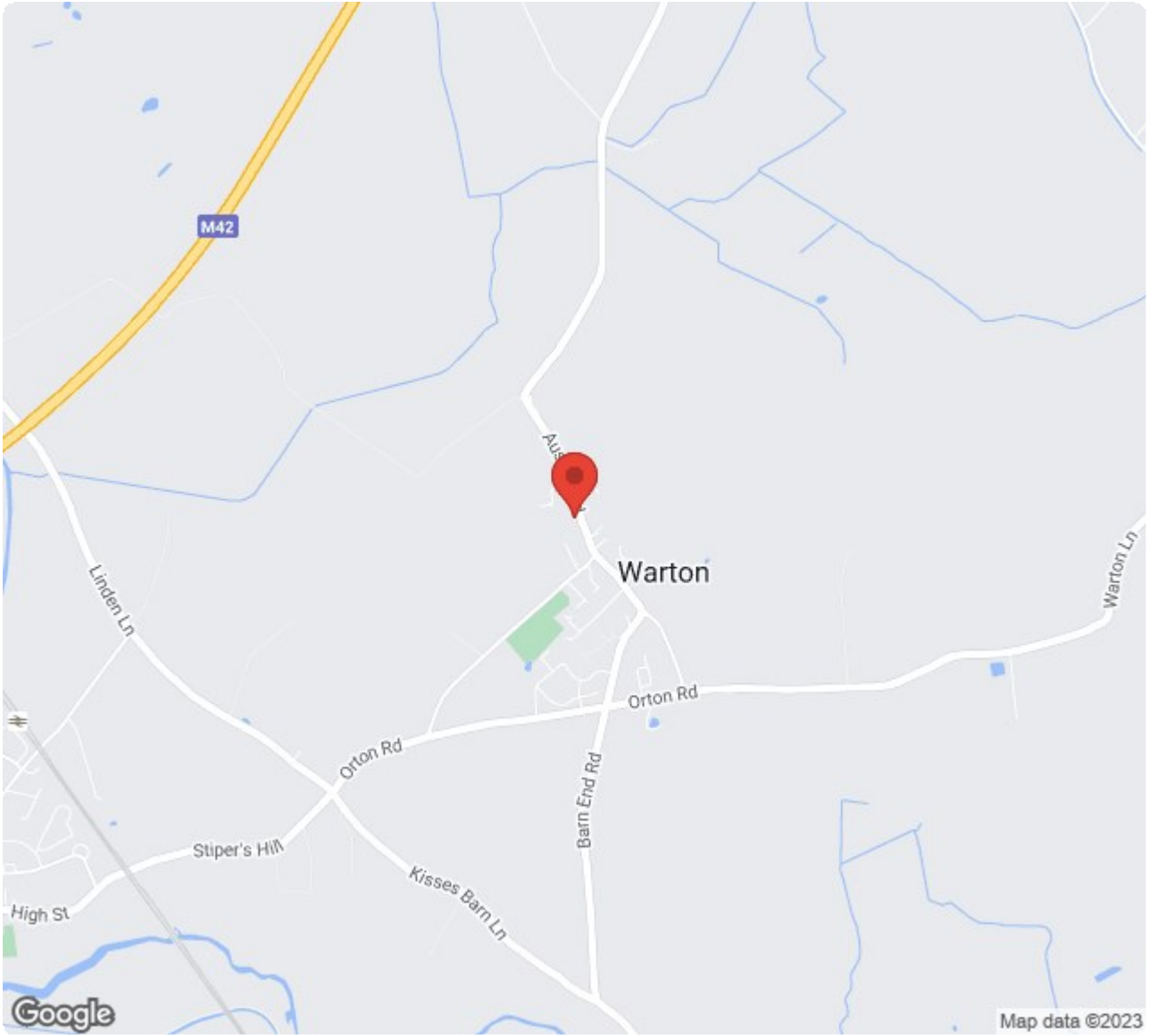


OUTSIDE

The property is set well back from the road enclosed by iron fencing and gate. The garden is south west facing. There is also a block paved driveway. A timber gate offer access to the fully fenced and brick enclosed rear garden. There is also a slabbed patio adjacent to the rear of the property with the majority of the garden laid in artificial turf with surrounding raised sleeper beds. There is also timber decking and an outside tap







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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