

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

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56 BERRYWELL DRIVE, BARWELL, LE9 8JW

OFFERS OVER £240,000

Impressive 2006 Barratt built three storey, four bedroomed family home with open aspect to rear. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, open countryside, takeaways, public houses and with good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, tiled flooring, wired in smoke alarms, spotlights, gas central heating, UPVC SUDG and UPVC soffit and fascias. Spacious accommodation offers entrance hall, separate WC, fitted kitchen, lounge diner and UPVC SUDG conservatory. Four bedrooms (main with en suite shower room) and family bathroom. Driveway to garage. Front and enclosed sunny rear garden. Carpets, blinds and carpets included.



TENURE

Freehold

Council tax Band D

ACCOMMODATION

With a panelled and SUDG front door to

ENTRANCE HALLWAY

With laminate wood strip flooring, inset ceiling spotlights, thermostat for the central heating system. Stairway to the first floor and a white panelled interior door leading to

SEPARATE WC

6'3" x 3'0" (1.92 x 0.92)

With low level WC, vanity sink unit with double cupboard beneath, radiator, half tiled surrounds, extractor fan and the consumer unit.



KITCHEN TO FRONT

9'8" x 8'6" (2.96 x 2.61)

With a range of white floor standing cupboard units with a wood effect roll edge working surface above and inset one and a half bowl stainless steel drainer sink with mixer tap. Integrated oven with gas hob unit above and extractor fan, plumbing for automatic washing machine and further appliance recess points. There are a further range of matching wall mounted cupboard units, one housing the Worcester gas boiler. Tiled splashbacks, inset ceiling spotlights and tiled flooring.



LOUNGE DINER TO REAR

14'0" x 15'10" (4.27 x 4.83)

A feature fireplace consisting of a coal effect electric fire with tiled hearth and brick effect backing and a wooden mantel surrounding. Laminate wood strip flooring, TV aerial point, inset ceiling spotlights and a white panelled interior door leads to the under stairs storage cupboard. UPVC SUDG door to



CONSERVATORY TO REAR

11'7" x 8'7" (3.54 x 2.63)

With a fitted working surface with appliances recess points underneath. UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With radiator and stairway to the second floor. A white panel interior door leads to

BEDROOM TWO TO FRONT

8'5" x 11'5" (2.59 x 3.49)

With radiator.



BEDROOM THREE TO REAR

8'10" x 11'1" (2.70 x 3.38)

With radiator.



BEDROOM FOUR TO REAR

6'7" x 7'8" (2.02 x 2.35)

With radiator.



BATHROOM TO FRONT

7'1" x 6'3" (2.16 x 1.93)

With a white panelled bath with mixer tap and shower attachment above. Low level WC and vanity sink unit with double cupboard beneath. Inset ceiling spotlights, tiled surrounds, tiled flooring and extractor fan.



SECOND FLOOR LANDING

With a white panelled interior door leading to a storage cupboard which houses the water tank. White panelled interior door leads to

BEDROOM ONE

12'2" x 16'4" (3.73 x 4.98)

With two radiators and loft access. White panelled interior door leads to a storage cupboard and a further white panelled interior door leads to



ENSUITE SHOWER ROOM

5'1" x 5'11" (1.57 x 1.81)

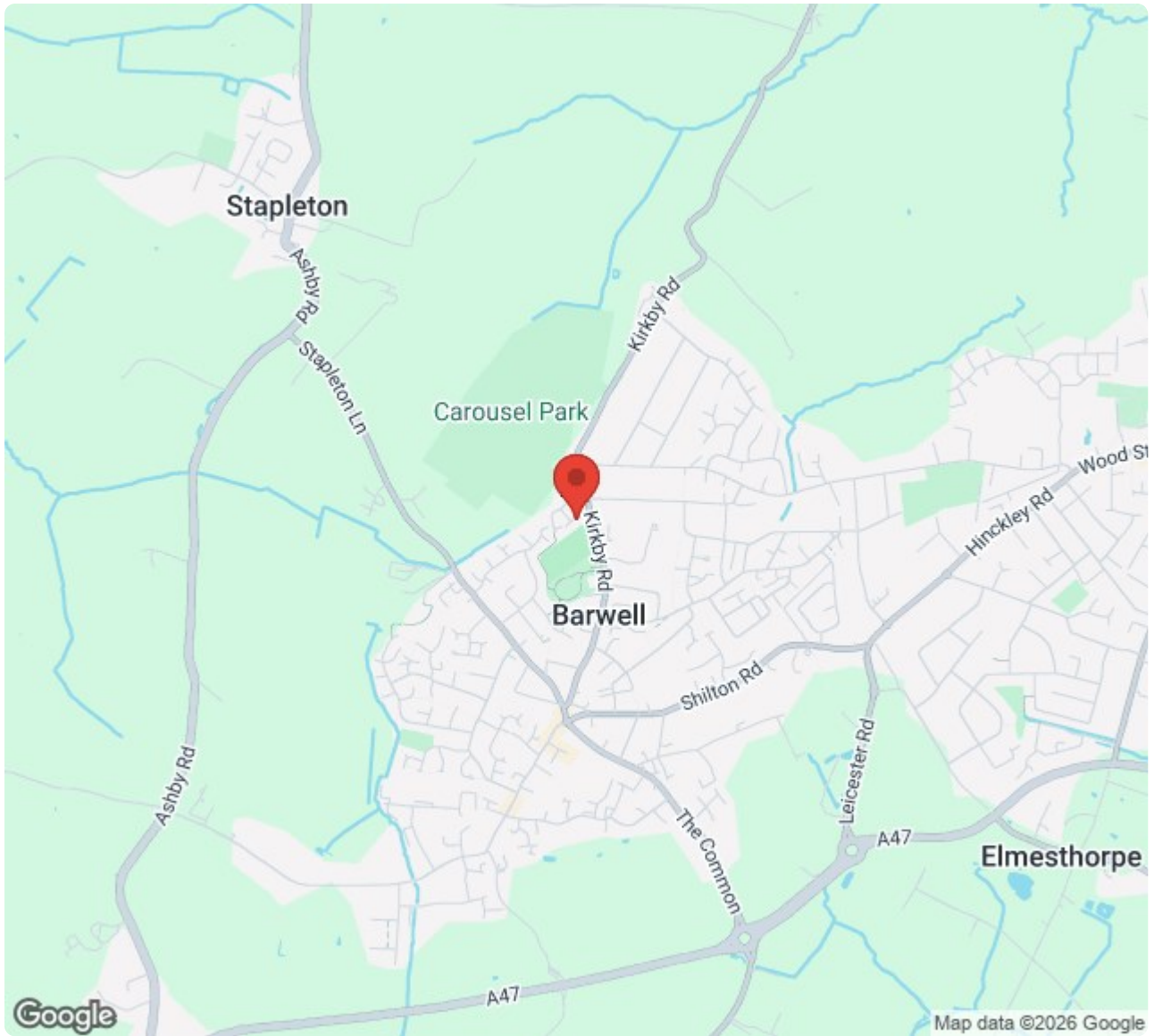
With a corner shower cubicle with shower attachment above and shower screen surrounding, low level WC, pedestal wash hand basin. Fully tiled surrounds, tiled flooring, inset ceiling spotlights and radiator.



OUTSIDE

The property is nicely situated with a front garden that is laid in stone, housing the gas and electric meters, and with a slabbed pathway leading to the front door. The rear garden has a slabbed patio adjacent to the rear of the property beyond which the garden is laid to lawn with a surrounding stoned pathway and borders edged by railway sleepers. A rear pedestrian gate offers access to a pathway, to the tarmac driveway, leading to the brick built garage (2.69m x 5.73m) with up and over door to front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(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		



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