

Scrivins & Co

Sales & Lettings

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

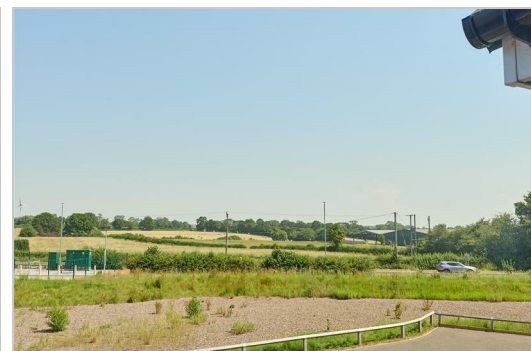
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22 BARNs WAY, NEWBOLD VERDON, LE9 9RG

£230,000

Stylish 2022 JS Bloor built town house property overlooking open fields to front. Popular and convenient cul de sac location within walking distance of the village centre including shops, Co-op, primary school, doctors surgery, bus service, public houses, takeaways and goods access to major road links. Contemporary style interior, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, fitted kitchen utility, lounge dining room with French doors. Two double bedrooms and bathroom with shower. Wide tarmac driveway. Front and enclosed sunny rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council tax Band B

ACCOMMODATION

Canopy porch to composite front door to

ENTRANCE HALLWAY

With wood effect vinyl flooring, single panel radiator, doorbell chime, wired in smoke alarm, white panelled door to

LOUNGE

10'3" x 13'8" (3.14 x 4.17)

With single panelled radiator, TV aerial point, door to useful under stairs storage cupboard housing the fuse board.



KITCHEN

10'1" x 9'10" (3.09 x 3.01)

With wood effect vinyl flooring, a range of gloss white floor standing kitchen cupboard units with chrome handles, wood effect laminated working surfaces with matching upstands, one and a half white resin sink with chrome mixer tap, built in Zanussi oven, four ring gas hob, extractor above. Further matching range of wall cupboard units, two single panel radiator, UPVC SUDG french doors to the garden. Opening to



UTILITY SPACE

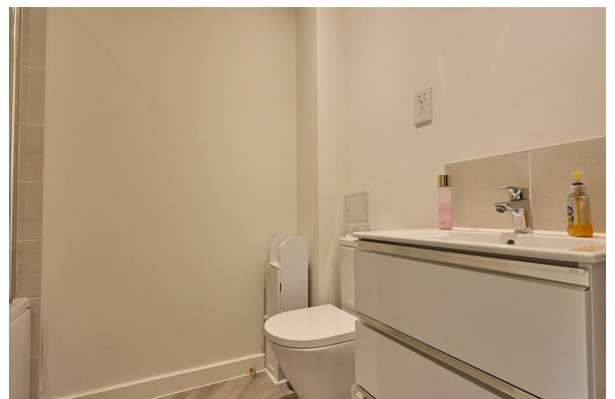
3'6" x 3'5" (1.07 x 1.05)

With matching cupboard units and working surface, plumbing for washing machine, wall mounted Ideal logic combination boiler for domestic hot water and gas central heating.



DOWNSTAIRS WC

With wall mounted wash hand basin with chrome taps, tiled splashback, low level WC, single panel radiator.



FIRST FLOOR LANDING

With smoke alarm, loft access, door to

BEDROOM ONE TO REAR

9'4" x 13'10" (2.86 x 4.22)

With single panel radiator, built in white matt wardrobes with shelving and hanging rails, matching dressing table, single panel radiator.



BEDROOM TWO TO FRONT

8'2" x 13'9" (2.50 x 4.20)

With single panel radiator, over stairs storage cupboard.



BATHROOM

With wood effect vinyl flooring, three piece suite consisting low level WC, panelled bath, chrome mixer tap with shower attachment, vanity wash hand basin storage beneath chrome mixer taps above, tiled splashback, shaver point, white towel heater, inset spotlights, extractor fan.

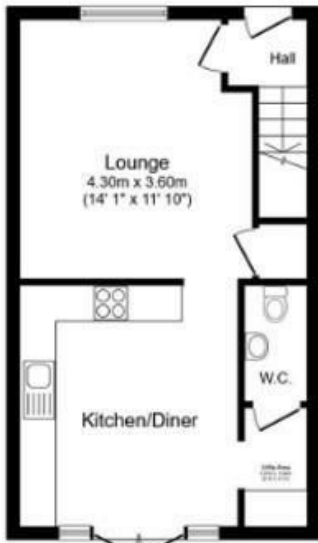
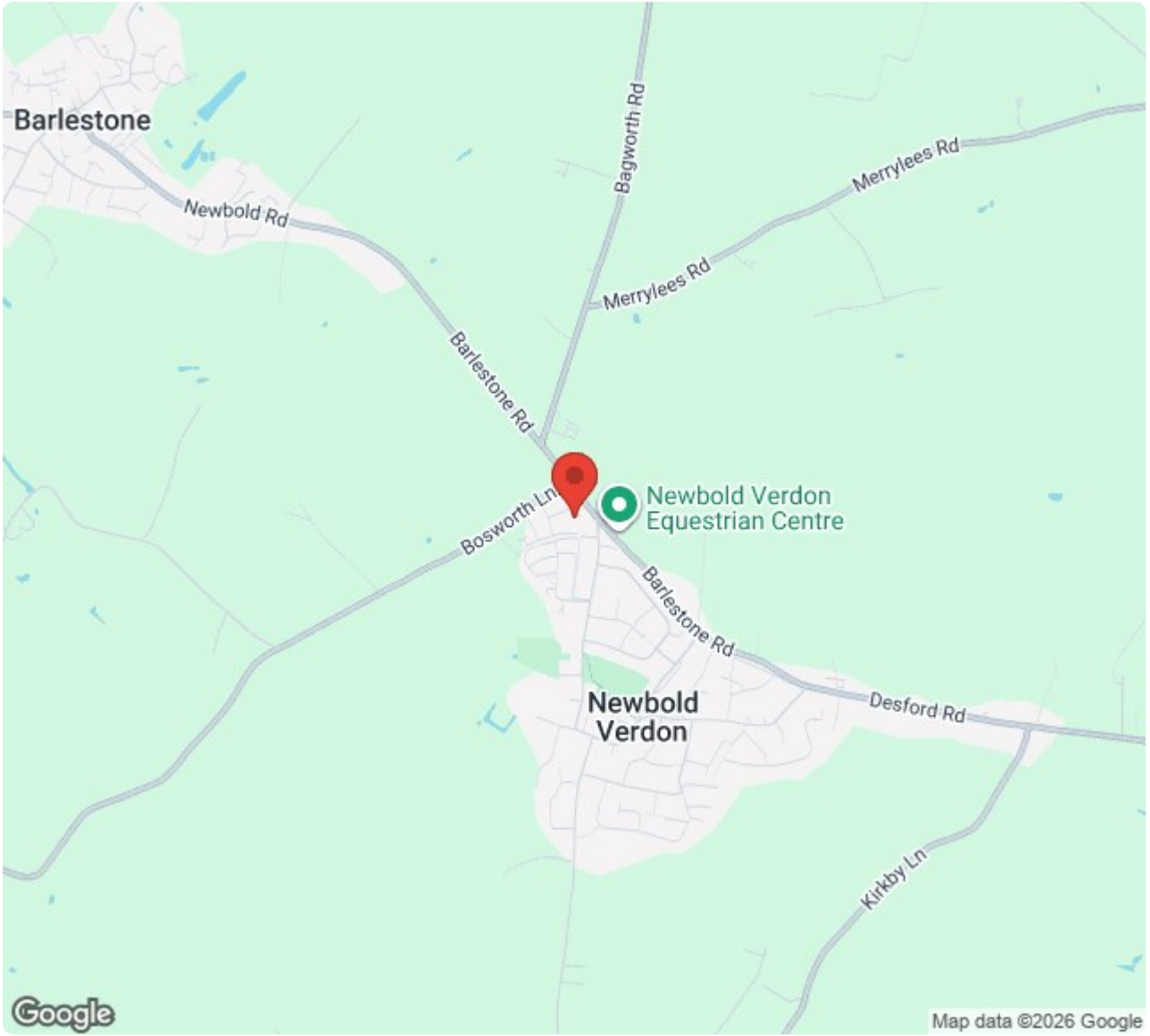


OUTSIDE

Outside the property to the front is a tarmacadam driveway for parking for two cars with a concrete slab path leading to the front door surrounded by mature shrubs, outside lighting. Outside to rear is a concrete slab patio adjacent to the back of the house and a path along the side, the garden is predominately laid to lawn fenced and enclosed with a timber gate leading to access to path for bins.







Ground Floor
Floor area 39.9 sq.m. (429 sq.ft.)



First Floor
Floor area 39.9 sq.m. (429 sq.ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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