



## 7 ASHLEIGH GARDENS, BARWELL, LE9 8LE

**ASKING PRICE £375,000**

Extended vastly improved and refurbished modern detached family home. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, bus service, open countryside, takeaways, public houses and good access to major road links. Immaculate contemporary style interior including oak/white panel interior doors, wooden flooring, feature stone fireplace, luxury refitted kitchen and shower room, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, family room/bedroom five with en suite shower room/WC. Fitted open plan living, dining, kitchen and UPVC SUDG conservatory. Four good bedrooms and family bathroom. Wide driveway to single garage. Well kept front and sunny rear garden with shed. Viewing highly recommended. Range cooker, carpets and blinds included.



## TENURE

Freehold

Council Tax Band D

## ACCOMMODATION

Attractive UPVC SUDG front door to

### ENTRANCE HALLWAY

With oak finish laminate wood strip flooring. Inset ceiling spotlights. Stairway to first floor. All the power points and light switches are in brushed stainless steel. Oak panelled interior doors on the ground floor lead to

### FAMILY ROOM/STUDY TO FRONT

8'0" x 11'7" (2.45 x 3.55)

with double panelled radiator. Wall mounted consumer unit. Door to



### REFITTED SHOWER ROOM

7'8" x 9'1" (2.36 x 2.77)

L-shaped with white suite consisting fully tiled shower cubicle with glazed shower doors, rain shower above. Vanity sink unit with grey double cupboard beneath. Low level WC. Contrasting fully tiled surrounds, including the flooring. Chrome heated towel rail. Inset ceiling spotlights. Extractor fan.



### LOUNGE TO FRONT

12'10" x 16'2" (3.92 x 4.94)

with feature stone fireplace with gas point. Oak finish laminate wood strip flooring. Radiator. TV and telephone points, including Virgin Media. Coving to ceiling. Oak panelled and glazed double doors to



## REFITTED OPEN PLAN LIVING DINING KITCHEN TO REAR

24'10" x 10'10" (7.58 x 3.32)

with a fashionable range of grey woodgrain fitted kitchen units with soft close doors consisting inset Frankie 1 and a half bowl single drainer sink unit, chrome mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units. Three drawer units. Contrasting black granite working surfaces above including a breakfast bar. Matching upstands. Further matching range of wall mounted cupboard units, including a housing for an American fridge freezer with a cold water feed. Two larder cupboards to sides. Rangemaster Toledo black range cooker included with a 5 ring gas hob unit, plate warmer, two ovens and grill beneath. Integrated extractor hood above. Ceramic tiled flooring. Inset ceiling spotlights. Double panelled radiator. UPVC SUDG door to the rear garden. Feature archway to a



## UPVC SUDG CONSERVATORY

12'8" x 8'11" (3.87 x 2.72)

with grey oak herringbone finish flooring. Double panelled radiator. Two double power points. TV aerial point. UPVC SUDG tinted self cleaning glass roof. UPVC SUDG French doors to rear garden.



## FIRST FLOOR LANDING

With loft access

**BEDROOM ONE TO FRONT**

11'1" x 14'9" (3.40 x 4.52)

with double panelled radiator. Two built in single wardrobes.

**BEDROOM TWO TO FRONT**

13'2" x 7'9" (4.02 x 2.38)

with radiator.

**BEDROOM THREE TO REAR**

9'2" x 8'9" (2.81 x 2.69)

with radiator.

**BEDROOM FOUR TO REAR**

8'11" x 6'9" (2.73 x 2.08)

with two built in double wardrobes in white. Oak finish laminate wood strip flooring. Radiator.



## FAMILY BATHROOM

6'2" x 6'2" (1.88 x 1.89)

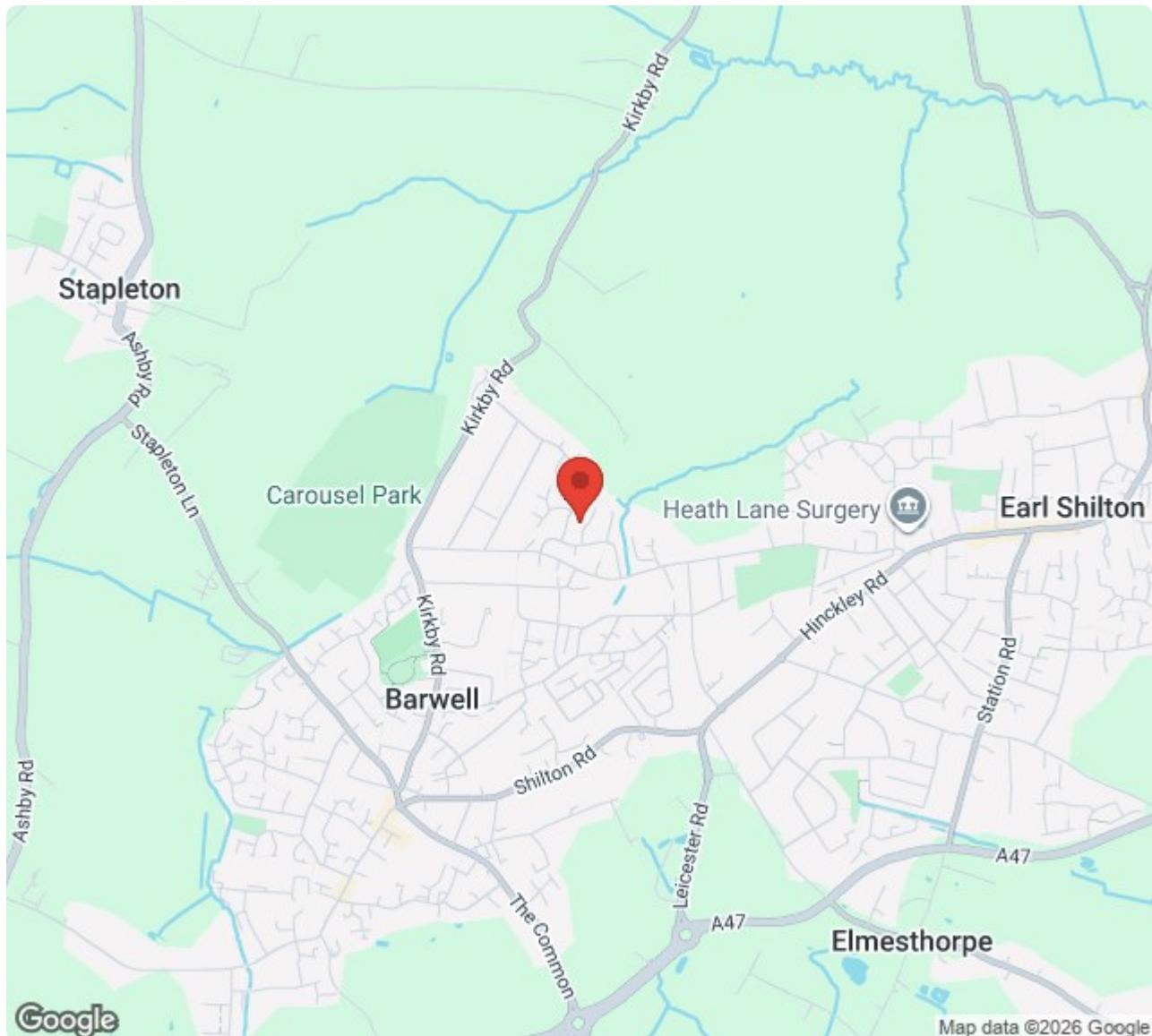
with white suite consisting panelled bath. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. Radiator. Grey oak herringbone flooring. Inset ceiling spotlights. Extractor fan.



## OUTSIDE

the property is nicely situated in a cul de sac set back from the road having a wide tarmacadam driveway to front offering ample car parking with surrounding beds leading to a single garage with double doors to front, rear pedestrian door, light and power. There is a fully fenced and enclosed sunny rear garden which has been principally laid to lawn with flagstones and surrounding well stocked beds and borders. Shed with a pitched roof to the top of the garden. The garden has a sunny aspect.





Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/81/EC		

England & Wales

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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