



### 41 WATERFALL WAY, BARWELL, LE9 8EH

**OFFERS OVER £260,000**

NO CHAIN. Extended, vastly improved and refurbished modern semi detached family home. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses, takeaways, open countryside and with good access to major road links. Immaculately presented including white panelled interior doors, wooden flooring, spindle balustrade, feature contemporary fireplace, refitted kitchen and bathroom, fitted wardrobes, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, through lounge dining room, family room, kitchen and shower room with WC. Three bedrooms and bathroom. Driveway, front and enclosed rear garden with shed. Viewing highly recommended. Carpets, curtains, light fittings, White goods and sheds included.





## TENURE

Freehold

Council tax band= B

## ACCOMMODATION

Attractive composite panelled and SUDG and leaded front door with outside lighting to

### ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, telephone point, radiator with surrounding ornamental radiator cover, stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath housing the gas meter, electric consumer unit and a power point, white wood panelled and glazed door leads to

### THROUGH LOUNGE DINING ROOM

11'1" x 23'11" (3.40 x 7.29 )

With lounge area to front with feature contemporary fireplace having ornamental marble surrounds, raised black granite hearth and backing incorporating a living flame coal effect gas fire and concealed lighting, double panelled radiator, oak finish laminate wood strip flooring, TV aerial point, coving to ceiling and UPVC SUDG bow window to front. The dining area to rear with oak finish laminate wood strip flooring, double panelled radiator, coving to ceiling, with wood panelled and glazed bifold doors lead to the



### FAMILY ROOM

7'10" x 10'7" (2.39 x 3.25 )

With oak finish laminate wood strip flooring, double panelled radiator, TV aerial point, vaulted ceiling with inset double glazed Velux windows, spotlights and UPVC SUDG bifold doors leading to the rear garden. Door to a



### SHOWER ROOM

6'9" x 6'0" ( 2.08 x 1.84 )

With white suite consisting fully tiled shower cubicle with glazed shower door, wall mounted wash basin, low level WC, contrasting fully tiled surrounds including the flooring, extractor and vaulted ceiling with inset double glazed Velux window, spotlights and chrome heated towel rail.



### FITTED BREAKFAST KITCHEN TO REAR

14'10" x 7'6" (4.54 x 2.31 )

With a range of white fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and three drawer units, contrasting black working surfaces above and tiled splash backs. Further matching wall mounted cupboard units, appliances recess points, gas cooker, washing machine, dishwasher and fridge freezer included. Oak finish laminate wood strip flooring, white vertical radiator and a UPVC SUDG door to the side of the property.



### FIRST FLOOR LANDING

With white spindle balustrades, thermostat for central heating system, door to the airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water with built-in programmer, loft access with extending aluminium ladder for access which is partially boarded.



### FRONT BEDROOM ONE

10'10" x 10'5" ( 3.31 x 3.19 )

With radiator and built-in wardrobe.



### BEDROOM TWO TO REAR

10'5" x 10'5" (3.19 x 3.18 )

With a range of fitted bedroom furniture in medium oak consisting two double wardrobe units, bridge of cupboards above the bed head, radiator and a further built-in single wardrobe.



### BEDROOM THREE TO FRONT

6'5" x 7'11" (1.98 x 2.42 )

With radiator.





## REFITTED BATHROOM TO REAR

6'4" x 5'10" (1.95 x 1.78 )

With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting fully tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan.



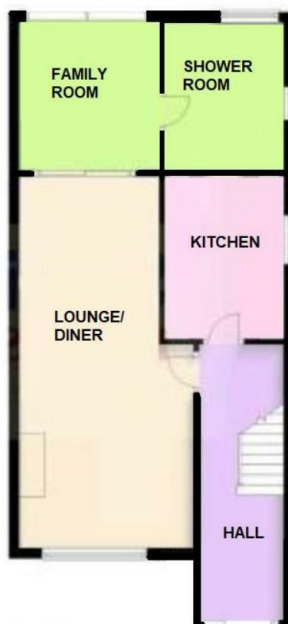
## OUTSIDE

The property is set well back from the road having a full width tarmacadam and stoned driveway to front with surrounding beds. Double timber gates offer access to a driveway down the side of the property where there is an outside tap, light, power point, shed with power and a tumble dryer that's included. Beyond which is the good sized fully fenced and enclosed rear garden which has a full width L shaped patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. There is also a slabbed patio, a slate chipping pathway leading to the top of the garden where there is a further stoned patio and timber shed.





GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		



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