

# Scrivins & Co

## Sales & Lettings

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**20 BROOKFIELD DRIVE, WOLVEY, LE10 3LT**

**ASKING PRICE £400,000**

Vastly improved and refurbished modern detached family home with far reaching open views to rear. sought after and convenient cul de sac location within walking distance of the village centre including a shop with post office, primary school, doctors surgery, public houses and good access to the A5 and M69 motorway. Immaculately presented including oak panelled interior doors, Amtico woodgrain flooring, coving, feature stone fireplace, modern kitchen and bathroom, fitted wardrobes, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open porch, entrance hall, separate WC, through lounge dining room and kitchen. Four good bedrooms and bathroom with shower. Impressive driveway to single garage. Hard landscaped sunny rear gardens. Viewing highly recommended. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band E  
EPC Rating E

## ACCOMMODATION

Open canopy porch with outside lighting. Attractive golden oak and composite SUDG and leaded front door.

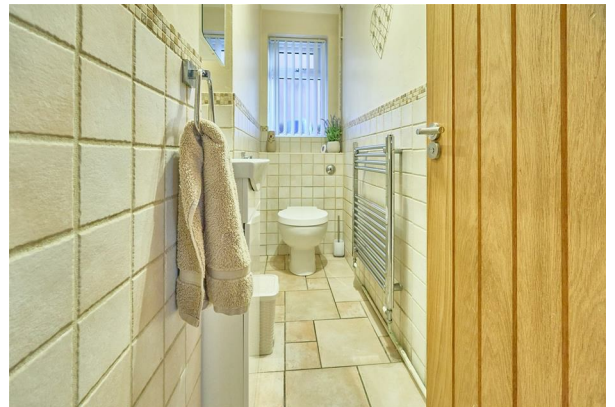
## ENTRANCE HALLWAY

With Amtico woodgrain flooring, fashionable vertical anthracite radiator, coving to ceiling, smoke alarm. Hive thermostat for the central heating system. Built in white gloss coat cupboard, display shelving to side. Communicating door to the garage and stairway to the first floor. Solid oak panel interior doors to



## REFITTED WC

With white suite consisting low level WC, vanity sink unit with gloss white cupboard beneath, mirror fronted bathroom cabinet above and chrome heated towel rail. Contrasting tiled surrounds including the flooring, coving to ceiling. Oak panel glazed door to



## THROUGH LOUNGE DINING ROOM

13'1" x 21'10" (4.01 x 6.66)



## LOUNGE AREA TO FRONT

With feature off white stone fireplace incorporating a living flame coal effect gas fire, radiator, TV aerial point. Amtico wood grain flooring, coving to ceiling. UPVC SUDG bay window to front.



## DINING AREA

With Amtico wood grain flooring, radiator, TV aerial point and coving to ceiling, UPVC SUDG French doors leading to the rear garden. Feature archway to



## FITTED KITCHEN TO REAR

11'7" x 9'0" (3.54 x 2.76)

With a fashionable range of cream fitted kitchen units consisting inset one and a half bowl single drainer resin sink unit, mixer tap above and double base unit beneath, further matching floor mounted cupboard units and three drawer unit, pull out wicker drawers. Contrasting roll edge working surfaces above with inset five ring Neff gas hob unit, integrated extractor hood above, tiled splashbacks. Further range of wall mounted cupboard units including one display unit with leaded glazed doors, plate rack and display shelving. Integrated double fan assisted oven with grill, fridge freezer, plumbing for automatic washing machine and dishwasher. Concealed lighting over the work surfaces, terracotta tiled flooring, inset ceiling spotlights. UPVC SUDG door to the side of the property.



## FIRST FLOOR LANDING

With wired in smoke alarm, loft access, the loft is partially boarded with lighting. Attractive white four panel interior doors to

## BEDROOM ONE TO FRONT

12'4" x 11'6" (3.76 x 3.51)

With a range of fitted bedroom furniture in cream consisting one double, two single and one corner wardrobe unit, two matching bedside cabinets, bedhead and bridge of cabinets above the bed, further matching dressing table/chest of drawers with cupboards beneath, fashionable white radiator. Coving to ceiling.



## BEDROOM TWO TO FRONT

11'0" x 11'5" (3.37 x 3.50)

With a range of fitted bedroom furniture in cream consisting two double and one single wardrobe units, two matching bedside cabinets, wall mounted display shelving fashionable white radiator. Coving to ceiling.



### BEDROOM THREE TO REAR

8'5" x 10'3" (2.59 x 3.14)

With a range of fitted bedroom furniture in cream consisting one double and one corner wardrobe unit, matching dressing table with drawers beneath, further bridge of cupboards above the bed head. Fashionable white radiator, coving to ceiling.



### BEDROOM FOUR TO REAR

7'2" x 10'4" (2.20 x 3.17)

With a fashionable white radiator, coving to ceiling.



### REFITTED BATHROOM TO REAR

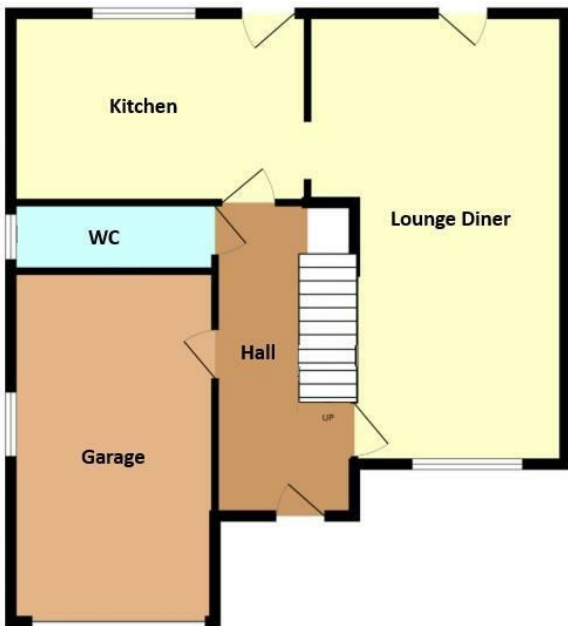
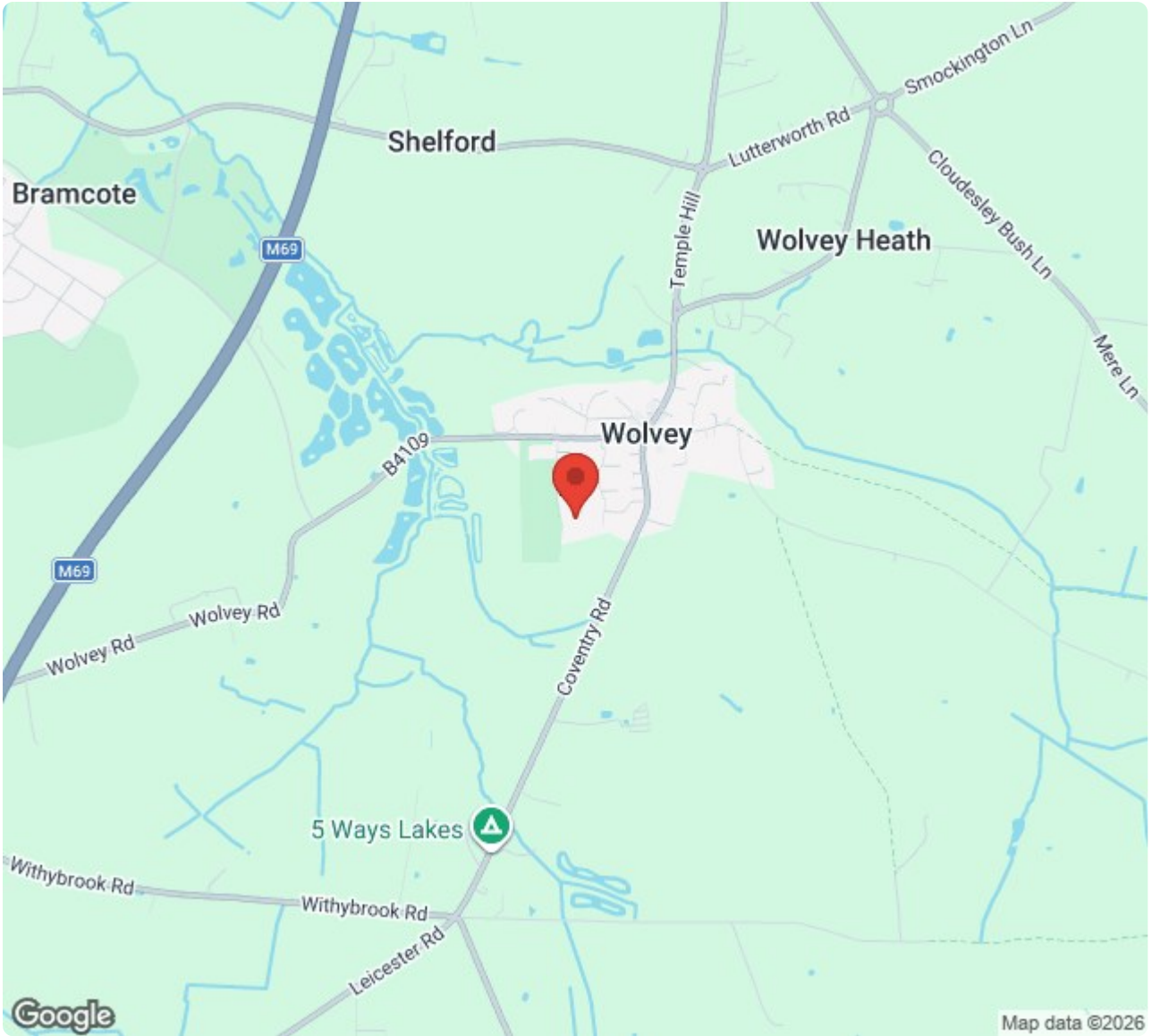
10'0" x 7'10" (3.05 x 2.39)

With white suite consisting of a double ended jet spa bath, mixer tap and shower attachment above, fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin with illuminating mirror above and low level WC, contrasting fully tiled surrounds including the flooring, shaver point and inset ceiling spotlights. Extractor fan and heated towel rail, underfloor heating with individual thermostat.



### OUTSIDE

The property is nicely situated in a cul de sac on a corner plot having a full width creteprint driveway to front offering ample car parking, with surrounding lawned area, the driveway leads to a single integral garage with cream roller shutter door to front also has light and power, UPVC SUDG window to side and wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water, the garage measures 2.41m x 4.90m, the garage also has a utility area with inset single drainer sink unit, mixer tap above, surrounding roll edge working surfaces, cupboard beneath. Plumbing for automatic washing machine. A wrought iron gate and creteprint pathway leads to the rear garden enclosed by panelled fencing and high brock retaining wall. The garden has been hard landscaped having a full width creteprint patio adjacent to the rear of the garden which is in astroturf with surrounding pathways and views over open fields to rear. The garden has a sunny aspect, there is also a security light, double power point and cold water tap.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(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 <sub>2</sub> ) Rating		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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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