



12 GARNER CLOSE, BARWELL, LE9 8NG

ASKING PRICE £475,000

Outstanding 2010 David Wilson built Layton design detached family home on a good sized corner plot with views over open countryside. Sought after and convenient location at the head of a private cul de sac within walking distance of the village centre including shops, schools, doctors, dentist, bus service, takeaways, public houses and good access to major road links. Immaculately presented, energy efficient with a range of good quality fixtures and fittings including panelled interior doors, Karndean/ tiled flooring, spindle balustrades, fitted wardrobes, alarm system, wired in smoke alarms, gas central heating and UPVC soffits and facias. Spacious accommodation offers entrance hallway, separate WC, lounge, family room, study, dining kitchen and utility room. 4 double bedrooms (main with en suite shower room) and family bathroom. Impressive driveway to a double garage, opportunity to extend (subject to planning permission). Good sized landscaped side and rear garden. Viewing recommended. Carpets, shutters and blinds included.



TENURE

Freehold

Council tax band E

ACCOMMODATION

Attractive black composite SUDG front door with outside lighting to

'L' SHAPED ENTRANCE HALLWAY

With Karndean wood grain Herringbone design flooring, radiator, keypad for burglar alarm system, wired in smoke alarm, double cloaks cupboard. All power points and light switches throughout the property are in brushed steel. Stairway to first floor with white spindle balustrades, six panel interior doors to



REFITTED WC

With white suite consisting low level WC, vanity sink unit with gloss grey double cupboard beneath, tiled splashbacks, Karndean wood grain flooring, radiator, extractor fan.



REAR LOUNGE

14'0" x 18'5" (4.27 x 5.62)

With Karndean wood grain flooring, two double panelled radiators, TV aerial point, wired in smoke alarm, UPVC SUDG French doors leading to the rear garden, shutter included.



FAMILY ROOM TO FRONT

10'2" x 13'5" (3.12 x 4.09)

With double panelled radiator, TV aerial point.



STUDY TO FRONT

9'1" x 9'2" (2.78 x 2.81)

With Karndean wood grain flooring, radiator.



FITTED DINING KITCHEN TO REAR

10'9" x 15'5" (3.29 x 4.70)

With a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset black one and half bowl single drainer resin sink unit with mixer tap above, double base unit beneath. Further range of floor mounted cupboard units and three drawer unit. Contrasting black working surfaces above with inset four ring gas hob unit, double fan assisted oven with grill beneath, stainless steel chimney extractor above, tiled splashbacks. Further matching range of wall mounted cupboard units, one concealing the Worcester gas condensing combination boiler for central heating and domestic hot water (new as of 2022), one tall larder unit, integrated dishwasher. Ceramic tiled flooring, inset ceiling spotlights, fashionable vertical radiator, UPVC SUDG French doors leading to the rear garden, wired in heat detector.



UTILITY ROOM TO REAR

6'5" x 6'1" (1.96 x 1.87)

With matching units from the kitchen consisting inset single drainer stainless steel sink unit with mixer tap above, cupboard beneath. Black working surfaces above, tiled splashbacks. Further matching range of wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring, wall mounted consumer unit, extractor fan. Wood panelled and SUDG door to the rear garden.



FIRST FLOOR LANDING

With radiator, wired in smoke alarm, door to the airing cupboard housing a cylinder fitted immersion heater for supplementary hot water. Loft access with extending aluminium ladder, partially boarded.

REAR BEDROOM ONE

12'2" x 17'5" (3.72 x 5.33)

With a range of fitted bedroom furniture in white consisting two double and one single wardrobe units, two with mirror glazed doors, radiator. Feature black wood panelling to one wall. UPVC windows to two elevations with built in shutters. TV aerial point. Door to



EN SUITE SHOWER ROOM

6'7" x 5'6" (2.03 x 1.70)

With white suite consisting fully tiled shower cubical, rains shower and glazed shower doors. Vanity sink unit with gloss grey double cupboard beneath, low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, extractor fan, shutters in the windows.



BEDROOM TWO TO FRONT

9'3" x 12'7" (2.82 x 3.85)

With a range of fitted bedroom furniture in white consisting two double and one single wardrobe units, radiator, TV aerial point.



BEDROOM THREE TO FRONT

11'5" x 10'9" (3.49 x 3.28)

With radiator and TV aerial point.



BEDROOM FOUR TO REAR

8'10" x 13'9" (2.71 x 4.20)

With radiator and TV aerial point.



REFITTED FAMILY BATHROOM TO FRONT

6'5" x 8'9" (1.98 x 2.68)

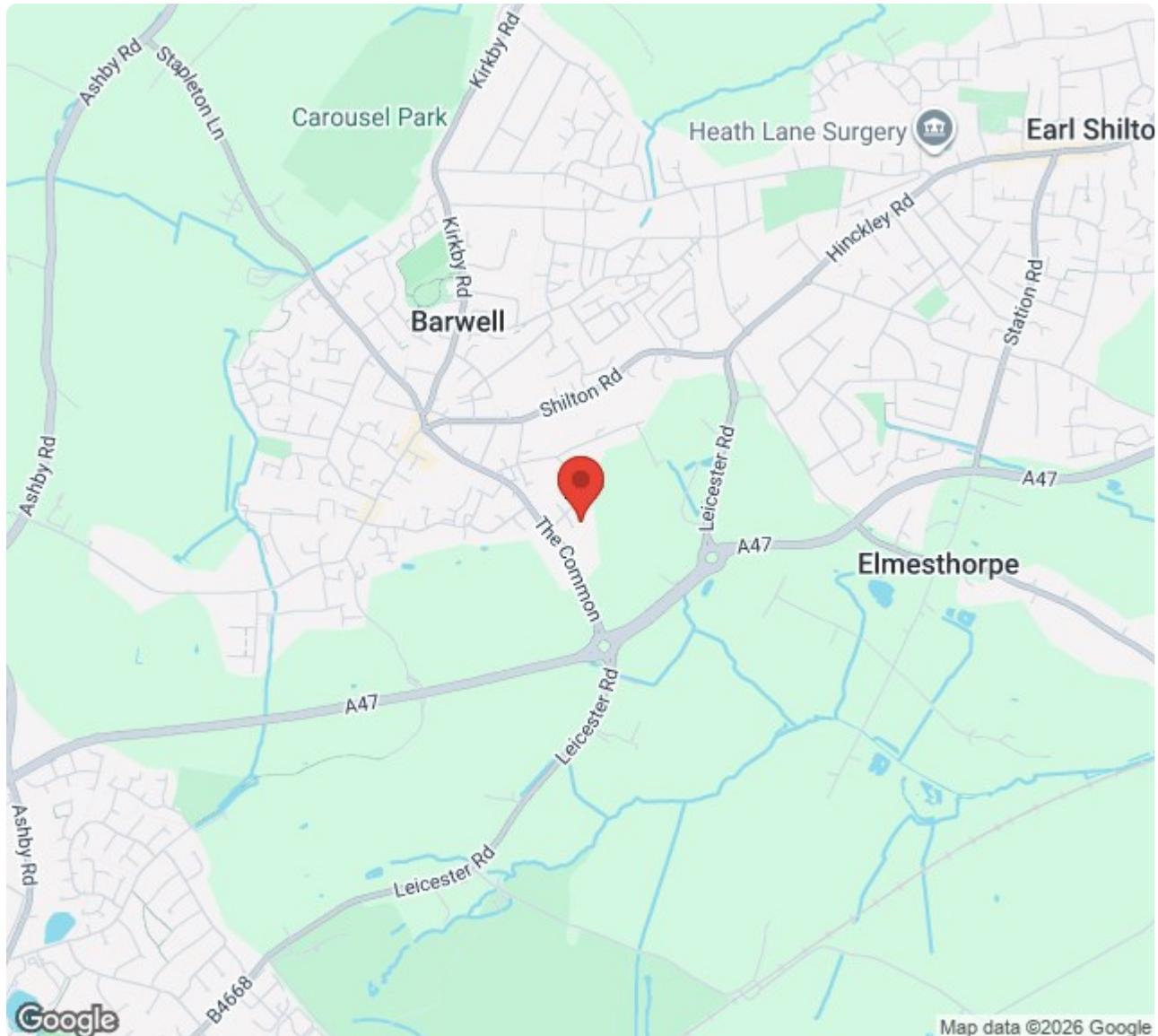
With white suite consisting panelled bath, fully tiled shower cubical with glazed shower door, vanity sink unit with dark grey double cupboard beneath, low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, exactor fan, shutters in windows.



OUTSIDE

The property is nicely situated on a large corner plot, at the head of a private cul de sac, set well back from the road having a full width block paved and tarmacadam driveway to front offering ample car parking leading to a detached brick built double garage (5.37m X 5.23m). With two single up and over doors to front, light, power, pitched roof offering further storage, to the side is a further block paved car parking space. A timber gate and Brazilian slate pathway lead down the side of the property to the good sized fully fenced and enclosed rear garden which has been landscaped. With a full width Brazilian slate patio adjacent to the rear of the property, Beyond which the garden is principally laid to lawn with surrounding raised beds. To the top of the garden is a further Brazilian patio with stoned boards, inset water feature, outside tap, lighting and double power point. To the right hand side of the property is a further lawned side garden with a raised bed and water feature. Views over open countryside to side.





| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | 86 |
| (81-91) B | |
| (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 | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales 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