

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 4 PECKLETON GREEN, BARWELL, LE9 8LD

**OFFERS OVER £325,000**

Extended and refurbished modern detached family home, sought after and convenient location within walking distance to the village centre including shops, schools, doctors, dentists, bus service, recreational facilities, open countryside, public houses, takeaways and good access to major road links. Immaculately presented with flair including white panel interior doors, ceramic tiled flooring, feature fireplace, refitted bathrooms, spotlights, gas central heating, UPVC SUDG, UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge, dining room, UPVC SUDG conservatory, kitchen and utility room, four bedrooms main with ensuite bathroom and family bathroom wide driveway to single garage, front and well kept rear garden. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold  
Council tax Band D

## ACCOMMODATION

Open pitched and canopy porch with outside lighting, attractive UPVC SUDG front door to

## ENTRANCE HALLWAY

With ceramic tiled flooring, Hive thermostat for the central heating system, coving to ceiling, radiator with surrounding ornamental radiator cover, stairway to first floor, attractive white four panel interior doors to



## SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, tiled splashback, ceramic tiled flooring, coving, wall mounted consumer unit.



## LOUNGE TO FRONT

15'0" x 14'6" (4.59 x 4.43)

With feature fireplace having ornamental marble surrounds raised marble hearth and backing incorporating living flame coal effect gas fire, two radiators, coving to ceiling, UPVC SUDG bow window to front, feature archway to



## DINING ROOM TO REAR

9'4" x 9'6" (2.85 x 2.90)

With radiator, coving to ceiling, UPVC SUDG french doors lead to



## CONSERVATORY

17'3" x 9'4" (5.28 x 2.87)

With ceramic tiled flooring, radiator, two double power points, the conservatory blinds are included, three matching wall lights, UPVC SUDG french doors to the rear garden.



## FITTED KITCHEN TO REAR

9'4" x 8'0" (2.86 x 2.44)

With inset one and a half bowls single drainer stainless steel sink unit mixer taps above double base unit beneath, further matching floor mounted cupboard units and three drawer unit, contrasting marble finished roll edge working surfaces above with inset four ring ceramic hob unit integrated extractor above, tiled splashbacks, further matching wall cupboard units, gallery shelving, integrated double fan assisted oven with a grill, plumbing for a dishwasher, ceramic tiled flooring, radiator, door to useful under stairs storage cupboard with ceramic tiled flooring, door to



## UTILITY ROOM TO REAR

7'11" x 8'2" (2.42 x 2.51)

With matching units from the kitchen consisting inset single drainer stainless steel sink unit, chrome mixer tap above double base unit beneath, further matching floor mounted cupboard units, contrasting wood grain roll edge working surfaces above, tiled splashbacks, further matching wall mounted cupboard units, appliance recess points, plumbing for a washing machine, ceramic tiled flooring, further cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water, radiator, wood and glazed door leads to a rear porch with ceramic tiled flooring, fitted shelving, UPVC SUDG door leading to the rear garden.



## FIRST FLOOR LANDING

With spindle balustrades, coving to ceiling door to a linen/storage cupboard, large loft access with extending timber ladder for access, the loft is majority boarded with lighting.

## BEDROOM ONE TO FRONT

8'2" x 15'5" (2.51 x 4.70)

With two built in double wardrobes in pine, radiator, TV aerial point, door to



### ENSUITE BATHROOM TO REAR

8'3" x 9'1" (2.52 x 2.78)

With white suite consisting panelled bath, fully tiled shower cubicle with glazed door, pedestal wash hand basin, mirror and light above, low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights, extractor fan, loft access.



### BEDROOM TWO TO FRONT

12'9" x 11'9" (3.89 x 3.59)

With feature wood panelling to one wall, coving to ceiling, radiator, built in wardrobe, TV aerial point.



### BEDROOM THREE TO REAR

12'0" x 11'9" (3.68 x 3.59)

With radiator, TV aerial point.



### BEDROOM FOUR TO FRONT

7'8" x 8'2" (2.34 x 2.50)

With original strip pine flooring, radiator, coving to ceiling, TV aerial point.



### FAMILY BATHROOM TO REAR

7'9" x 5'4" (2.37 x 1.65)

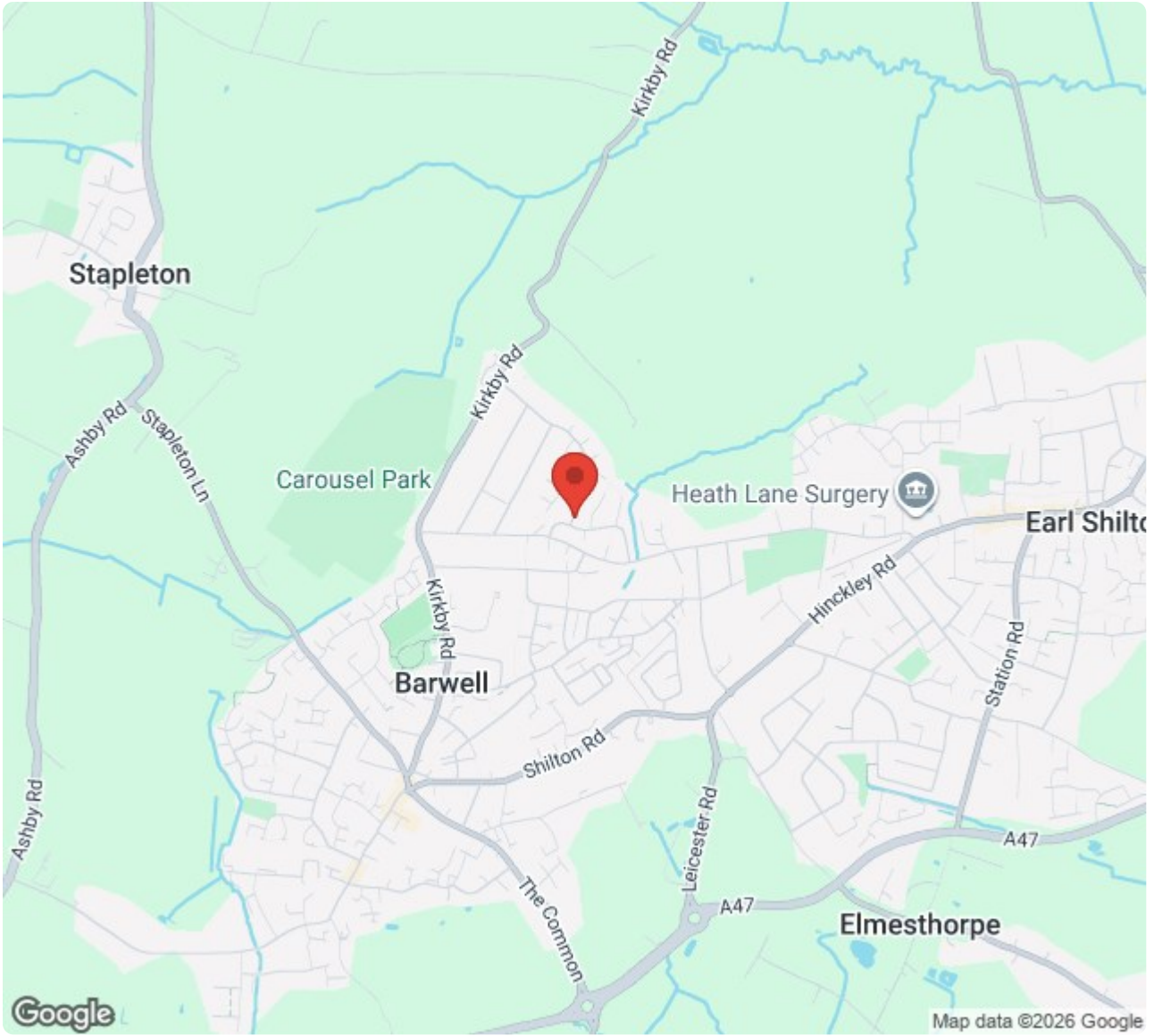
With white suite consisting panelled bath, wall mounted sink unit with tiled splashbacks mirror above, low level WC, contrasting tiled surrounds, radiator and shaver point.



### OUTSIDE

The property is nicely situated set back from the road having a full width tarmacadam driveway to front with surrounding beds leading to a single integral garage (5.13m x 2.72m) with an up and over door to front, light and power, storage cupboards, floor and wall mounted storage cupboards to the rear of the garage. A wrought iron and timber gate and slab pathway lead down the left hand side of the property lead to the fully fenced and enclosed rear garden, adjacent to the rear of the house is a full depth slab patio with surrounding beds, the main garden area is principally laid to lawn with surrounding pathways, beds and borders, cold water tap, outside light and a water feature.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
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