



22 ADRIAN DRIVE, BARWELL, LE9 8GA

OFFERS OVER £265,000

NO CHAIN. Extended vastly improved and refurbished semi detached family home. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, public houses and good access to major road links. Immaculate contemporary style interior including white panelled interior doors, spindle balustrades, coving, ceramic tiled/ oak flooring, vaulted ceiling, feature contemporary marble fireplace, refitted kitchen and bathroom, spot lights, gas central heating, UPVC SUDG and UPVC soffits and facias. Spacious accommodation offers entrance porch, entrance hallway, lounge, dining room, kitchen, open plan family room, utility area, shower room/ WC and study. 3 bedrooms all with fitted wardrobes and bathroom with shower. Wide driveway to large brick built garage. Hard landscaped sunny rear garden with summer house. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold

Council tax band C

ACCOMMODATION

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

ENTRANCE PORCH

With oak strip flooring, overhead lighting, white panelled glazed door leads to

ENTRANCE HALLWAY

With oak strip flooring, double panelled radiator, digital thermostat for central heating system, keypad for burglar alarm system, stairway to first floor with grey spindle balustrades. Useful under stairs storage cupboard beneath with lighting and housing the meters and consumer unit. White panelled glazed door to

FRONT LOUNGE

12'9" x 13'0" (3.89 x 3.97)

With feature cream marble contemporary fireplace incorporating a living flame coal effect gas fire, double panelled radiator, TV aerial point, coving to ceiling, two matching wall lights, white panelled and glazed double doors lead to



REAR DINING ROOM

9'9" x 8'10" (2.99 x 2.70)

With oak strip flooring, double panelled radiator, coving to ceiling, feature archway to



FITTED KITCHEN TO REAR

8'9" x 9'8" (2.69 x 2.97)

With a range of grey fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, integrated extractor above, white tiled splashbacks. Further matching range of wall mounted cupboard units, gallery shelving and wine rack. Appliance recess points, plumbing for automatic washing machine and dishwasher. Coving to ceiling, inset ceiling spotlights, extractor fan. From the dining room is a feature archway to



FAMILY ROOM TO REAR

12'4" x 11'10" (3.77 x 3.62)

With ceramic tiled flooring, double panelled radiator, vaulted ceiling with inset double glazed Velux windows and spotlights. UPVC SUDG and leaded doors lead to the rear garden with built in blinds. Door to



UTILITY AREA

3'4" x 3'4" (1.04 x 1.03)

With Belfast sink unit, grey double cupboard beneath, white double cupboard above, contrasting half tiled surrounds including the flooring, door to

SHOWER ROOM

5'1" x 8'0" (1.55 x 2.44)

With white suite consisting fully tiled shower cubical with glazed shower door, pedestal wash hand basin, low level WC, contrasting fully tiled surrounds including the flooring, illuminated mirror, chrome heated towel rail, inset ceiling spot lights, extractor fan.



FIRST FLOOR LANDING

With radiator. Loft access with extending aluminium ladder, loft is boarded with lighting. Attractive four panelled interior doors to

FRONT BEDROOM ONE

13'0" x 12'4" (3.98 x 3.78)

With a range of off white wood grain fitted bedroom furniture consisting three double wardrobe units, two matching bedside cabinets, bridge of cupboards above the bedhead. Further dressing table with drawers beneath, cupboard above, radiator, coving to ceiling, USB points.



BEDROOM TWO TO REAR

8'11" x 12'8" (2.74 x 3.88)

With built in double slidedrobe in cream with mirror glazed doors, matching bedside cabinet, radiator, USB points. Door to airing cupboard housing the Glowworm gas condensing combination boiler for central heating and domestic hot water.



BEDROOM THREE TO FRONT

6'11" x 8'2" (2.13 x 2.51)

With a range of off white wood grain fitted bedroom furniture consisting one double wardrobe unit, bridge of cupboards above the bedhead, further display shelving, matching wall mounted cupboards, radiator.



REFITTED BATHROOM TO REAR

9'0" x 5'6" (2.75 x 1.68)

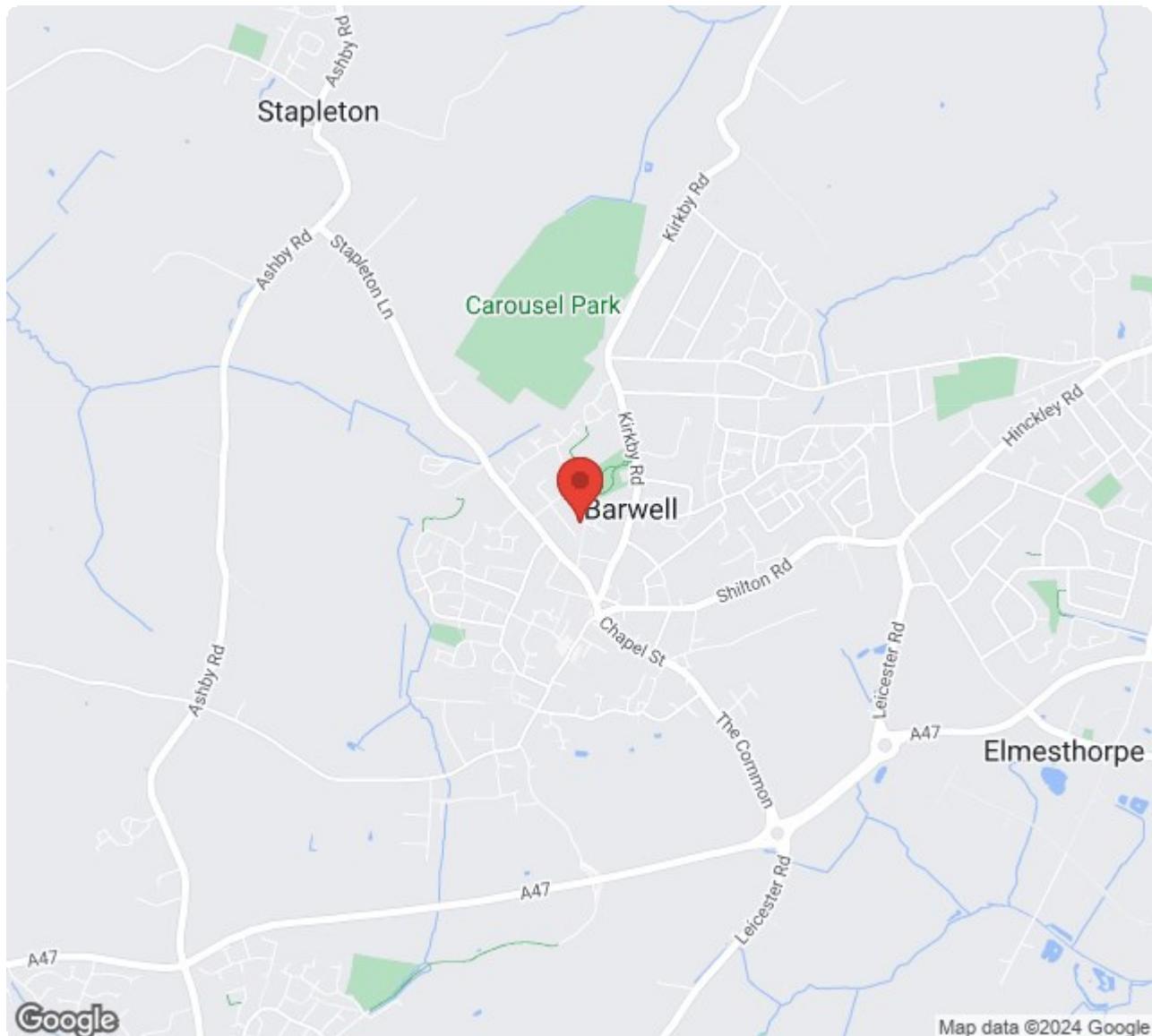
With white suite consisting 'L' shaped panelled bath, mains rain shower above, glazed shower screen to side. Vanity sink unit with grey double cupboard beneath, low level WC, contrasting fully tiled surrounds including the flooring, inset ceiling spotlights, extractor fan.



OUTSIDE

The property is nicely situated, set back from the road, screened behind a brick retaining wall and mature hedging having a full width block paved driveway to front offering ample car parking leading to the large brick built garage (7.30m X 2.25m). The garage has light and power, to the rear is an oak panelled door leading to a study (2.46m X 3.78m). With ceramic tiled flooring, light, power, UPVC SUDG and leaded door to the rear garden. The rear garden is fully fenced and enclosed which has been hard landscaped in rumble block paving with surrounding railway sleepers and decorative stoned boarders. There is also a timber summer house with light and power, outside power point and taps. The garden has a sunny aspect.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	74
(81-91) B	64
(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 2002/81/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	

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