

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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10 BERRINGTON CLOSE, BOTCHESTON, LE9 9FQ

OFFERS OVER £450,000

An impressive, extended modern detached family home on a good size plot. Sought after and convenient location of Botcheston, a small rural village with a close knit community feel & amenities including a public house, childrens park & golf club. With good transport links including a bus route and easy access to the M1 motorway & leicester city centre. Immaculately presented including oak panelled interior doors, tiled flooring, feature fireplace, skylight, underfloor heating, gas central heating and UPVC SUDG. The spacious accommodation offers entrance hallway, separate WC, lounge, refitted kitchen diner and utility/wetroom. 4 bedrooms (one with en suite shower room) and refitted family bathroom with shower. Ample parking to front with half garage for storage. Front and enclosed rear garden. Carpets, blinds and light fittings included.



TENURE

Freehold

Council tax band D

ACCOMMODATION

Composite front door to

ENTRANCE HALLWAY

6'1" x 11'1" (1.86 x 3.39)

With tiled flooring, built in cupboard housing the under floor heating controls, wired in smoke alarm, door to



DOWNSTAIRS WC

2'7" x 6'11" (0.79 x 2.13)

With tiled flooring, low level WC with panelling behind, quartz worktop with wash hand basin and chrome mixer tap, tiled splashback, inset spotlights, wall mounted fuse board, wall hung Worcester gas combination boiler for domestic hot water and gas central heating.

LOUNGE

10'10" x 19'3" (3.32 x 5.89)

With bay window to front, single panel radiator, feature fireplace with oak mantle brick backing and stone hearth incorporating a log burning stove, timber and glazed door to



OPEN PLAN L SHAPE KITCHEN/DINING/LIVING SPACE

25'3" x 29'3" (7.72 x 8.94)

With tiled flooring, fashionable duck egg blue wood grain kitchen cupboard units with brushed chrome cupped handles with a range of cupboards and drawers, quartz working surfaces, double Belfast style sink with chrome mixer tap, built in Bosch dishwasher, built in double oven and wine fridge, inset spotlights, wired in smoke alarm, new heat thermostatic controls for heating. Matching duck egg blue island unit with quartz working surfaces, four ring electric hob with built in extractor fan lighting above, island has drawers and cupboards, kitchen space has room for a large dining table and sofas, wall mounted TV aerial point for Plasma TV, large skylight with LED lighting around, two sets of bi folding doors to rear garden.



UTILITY/SHOWER ROOM

8'7" x 9'7" (2.62 x 2.94)

This is the back end of a single garage that has been converted. With tiled flooring, wet room style shower, bar shower above, hand attachment, inset spotlights, matching cupboard units to the kitchen, marble effect working surface, stainless steel sink with chrome mixer tap, matching cupboard units, inset spotlight, extractor fan, chrome towel heater, plumbing for washing machine, split composite stable style door to rear garden.



FIRST FLOOR LANDING

With inset spotlights, Next heating control, loft access which is partially boarded. Door to



BEDROOM ONE TO REAR

10'11" x 11'2" (3.33 x 3.42)

With single panel radiator, door to



ENSUITE SHOWER ROOM

5'0" x 7'7" (1.53 x 2.33)

With tiled flooring, three piece suite consisting of low level WC, vanity wash hand with storage beneath chrome mixer tap above, corner shower enclosure with bar hand attachment, chrome towel heater, inset spotlights, extractor fan, LED mirror above the sink.



BEDROOM TWO TO REAR

8'0" x 10'3" (2.44 x 3.13)

With single panel radiator.



BEDROOM THREE TO FRONT

7'11" x 8'11" (2.43 x 2.72)

With single panel radiator.



BEDROOM FOUR TO FRONT

9'3" x 7'1" (2.82 x 2.17)

With single panel radiator, full width built in wardrobes with shelving and hanging rails



FAMILY BATHROOM

8'7" x 7'8" (2.62 x 2.35)

With tiled flooring consisting of a panelled bath with chrome mixer tap and hand attachment, tiled surrounds, corner shower enclosure with bar shower and hand attachment, vanity sink unit in fashionable gloss blue with storage beneath mixer tap above, vanity toilet unit with quartz working services above, inset spotlights, extractor fan, chrome towel heater, storage with shelving.

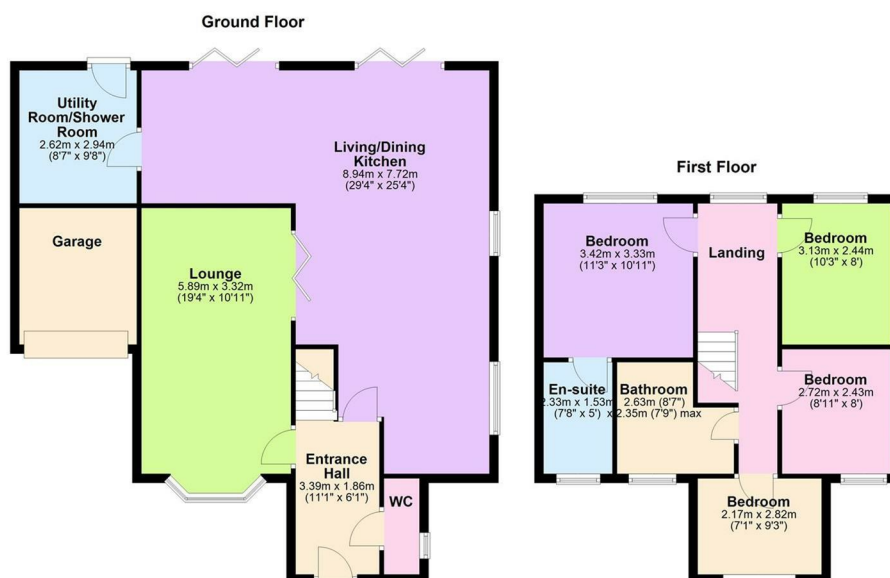
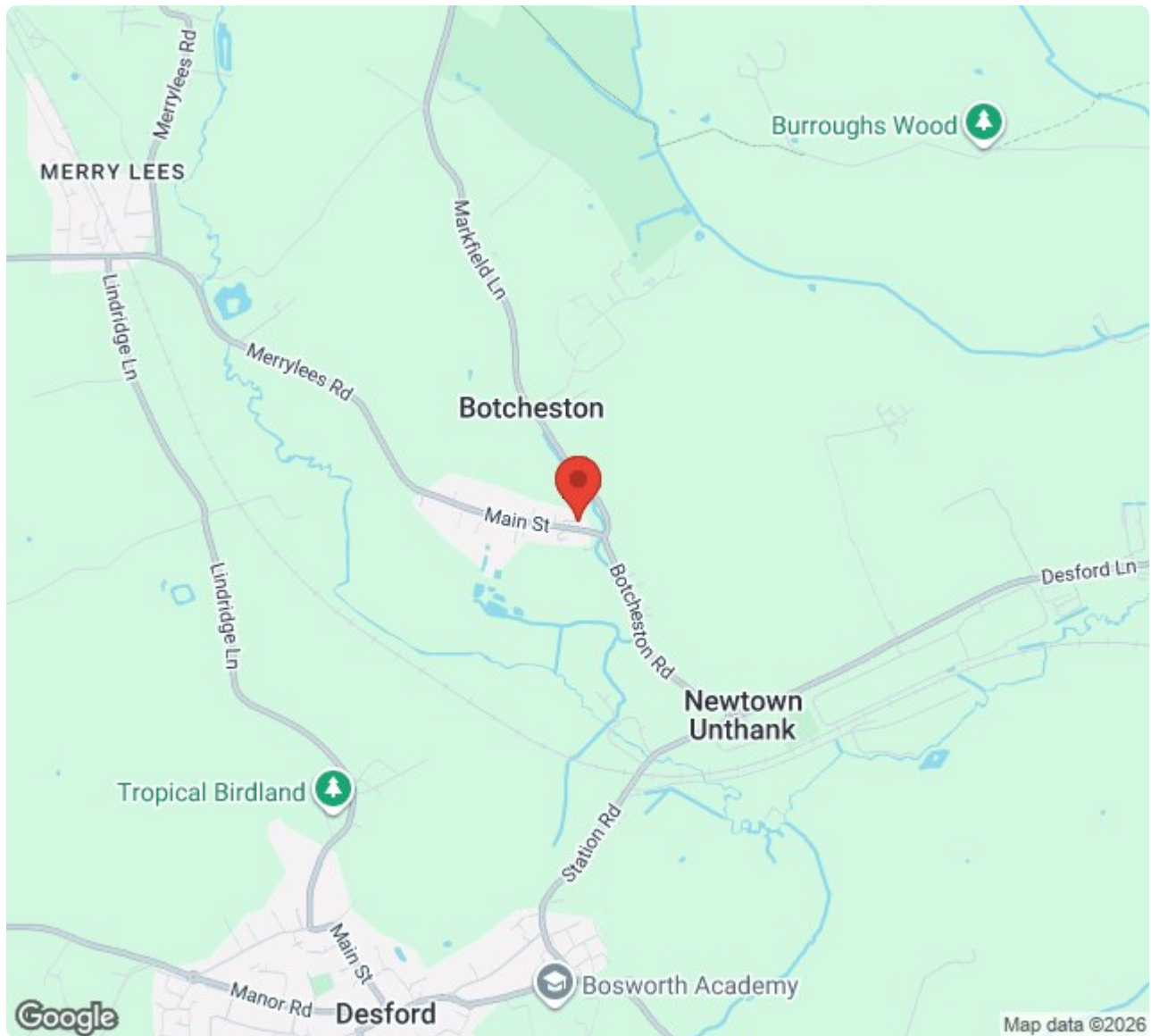


OUTSIDE

Outside the property to the front are two separate decorative stone driveways for parking one leading to the half single garage, on to timber double gates leading to extra parking, block paved path leading around the front of the property surrounded by mature shrubs and a flower bed. The garage has a built in storage unit inside. Outside the property to the rear the garden is predominately laid to lawn enclosed with fencing, a porcelain slab path leading around the outside of the property with two separate porcelain patios, outside lighting and electrics.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		74	77
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			



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