

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**243 KIRKBY ROAD, BARWELL, LE9 8FR**

**OFFERS OVER £230,000**

Impressive 2005 Barratt built three storey semi detached family home close to open countryside. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, takeaways, public houses and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, porcelain tiled flooring, wired in smoke alarms, alarm system, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, fitted breakfast kitchen, lounge and UPVC SUDG conservatory/ dining room. Three double bedrooms (main with ensuite dressing room and shower room) and family bathroom. Double driveway. Front and enclosed sunny rear garden. Viewing recommend. Carpets and blinds included.



## TENURE

Freehold

Council tax band D

## ACCOMMODATION

Open canopy porch with outside lighting. Attractive black composite panelled SUDG and colour leaded front door to

## ENTRANCE HALLWAY

With white porcelain tiled flooring, door bell chimes, wired in smoke alarms, radiator, Hive thermostat for the central heating system. Door to a cloaks cupboard with fitted shelving, stairway to first floor. Attractive white six panelled interior doors to

## SEPERATE WC

With white suite consisting low level WC, vanity sink unit with cream double cupboard beneath, white porcelain tiled flooring, extractor fan.

## REFITTED KITCHEN TO FRONT

6'2" x 12'9" (1.90 x 3.89)

With a fashionable range of white fitted kitchen units with soft close doors consisting double bowl single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer units. Contrasting black roll edge working surfaces above with inset four ring gas hob unit, double fan assisted oven with grill beneath, chimney extractor above, tiled splashbacks. Matching breakfast bar. Further matching wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, wall mounted Worcester gas condensing boiler for central heating and domestic hot water. Inset ceiling spotlights, ceramic tiled flooring, radiator.



## REAR LOUNGE

16'6" x 13'3" (5.03 x 4.06)

With white porcelain tiled flooring, radiator, TV aerial point including Sky, UPVC SUDG French doors to



## UPVC SUDG CONSERVATORY

9'6" x 12'0" (2.92 x 3.67)

With two double power points, UPVC SUDG French doors to rear garden, blinds included.



## FIRST FLOOR LANDING

With white spindle balustrades, radiator, wire in smoke alarm.

### FRONT BEDROOM TWO

11'4" x 11'0" (3.47 x 3.37)

With a range of fitted bedroom furniture in white to the full width of one wall, consisting three double wardrobes units. Oak finished laminate wood strip flooring, radiator.



### BEDROOM THREE TO REAR

11'7" x 12'6" (3.54 x 3.83)

With built in double sliderobe, mirror glazed doors to front, oak finish laminate wood strip flooring, radiator.



### FAMILY BATHROOM

6'3" x 6'3" (1.92 x 1.93)

With white suite consisting panelled bath with mixer tap and shower attachment above, glazed shower screen to side. Low level WC, vanity sink unit with double cupboard beneath, contrasting tiled surrounds including the flooring, radiator, inset ceiling spotlights, extractor fan.



### SECOND FLOOR LANDING

With radiator, wired in smoke alarm.

### BEDROOM ONE TO FRONT

13'5" x 13'1" (4.09 x 3.99)

With two radiators, TV aerial point, door to the airing cupboard housing the cylinder fitted immersion heater for supplementary domestic hot water, Loft access with lighting. Feature archway to



### DRESSING ROOM

4'9" x 10'3" (1.46 x 3.13)

With a range of fitted furniture in white consisting two double and three single wardrobe units, further matching chest of drawers, white oak laminate wood strip flooring, inset ceiling spot lights, double glazed Velux window, door to



### REFITTED EN SUITE SHOWER ROOM

6'2" x 6'10" (1.90 x 2.10)

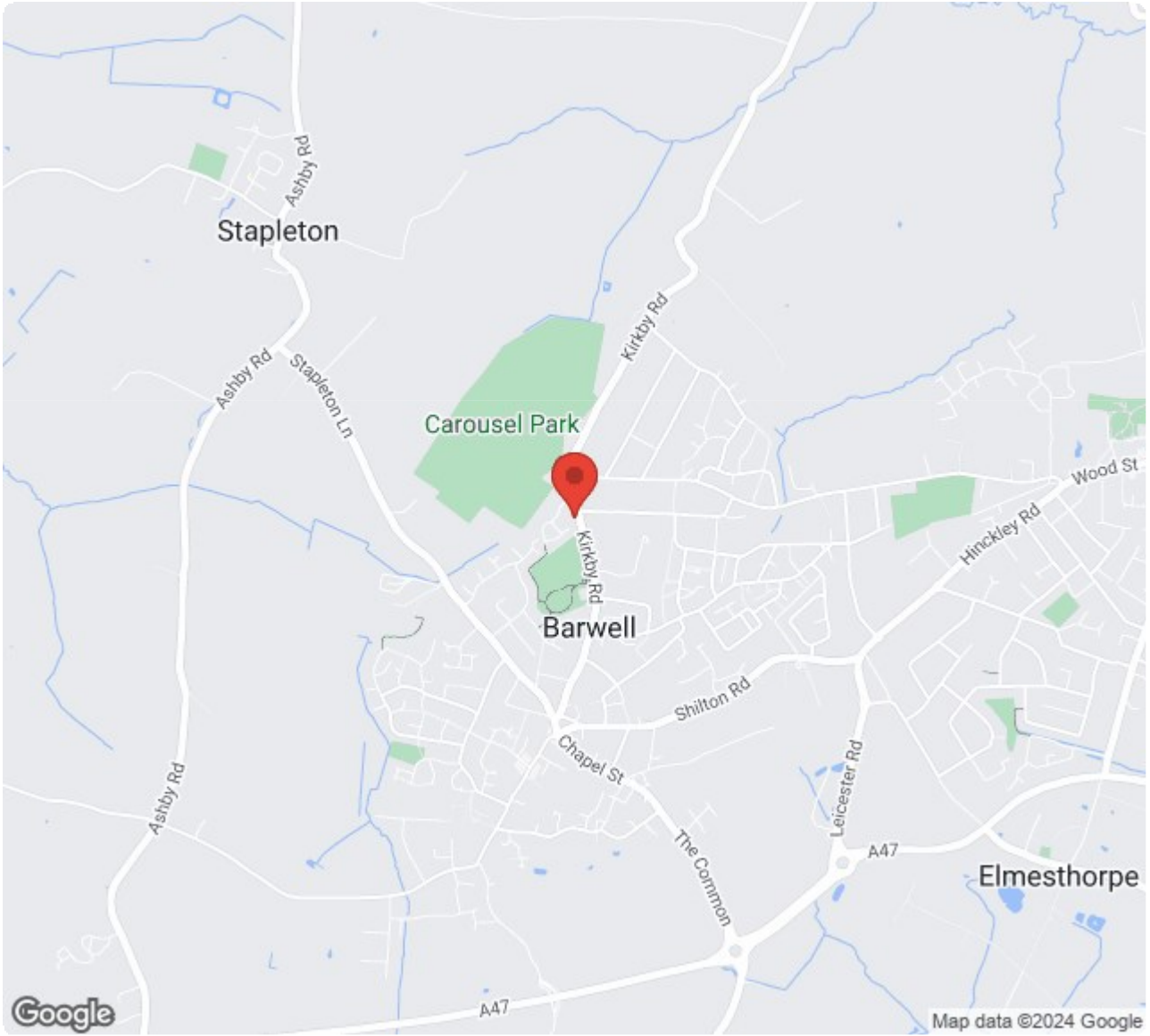
With white suite consisting shower cubical with glazed shower door, rain shower, jets and radio. Low level WC, vanity sink unit with double cupboard beneath, contrasting tiled surrounds including the flooring, radiator, shaver point, inset ceiling spotlights, extractor fan, double glazed Velux window.



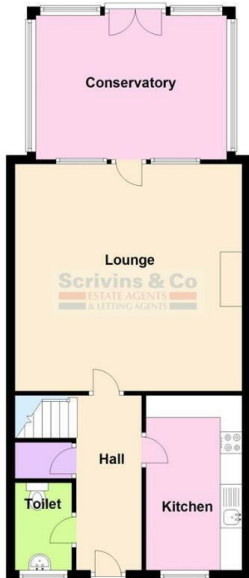
### OUTSIDE

The property is nicely situated, set back from the road, screened behind mature hedging and ornamental wrought iron railings with a well stocked front garden. A timber gate offers access to the fully fenced and enclosed rear garden which is principally laid to lawn, the garden has a sunny aspect. There is a double length tarmacadam driveway.





Ground Floor



First Floor



Second Floor



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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