

# 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



**12 ST. MARYS COURT, BARWELL, LE9 8DF**

**OFFERS OVER £185,000**

**NO CHAIN!** Modern end town house overlooking a church to rear. Popular and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors surgery, bus service, parks, takeaways, public houses and good access to major road links. In need of updating benefiting from majority UPVC SUDG and gas central heating. offers entrance porch, lounge dining room, kitchen and rear hallway. 3 bedrooms and bathroom. Driveway to garage. Front and enclosed rear garden. Contact agents to view.





## TENURE

Freehold  
Council tax band B

## ACCOMMODATION

Attractive UPVC SUDG and coloured leaded front door to

## ENTRANCE PORCH

Wooden glazed door to

## LOUNGE DINING ROOM TO FRONT

14'5" x 16'3" (4.40m x 4.97m)

With feature brick fireplace incorporating a living flame coal effect electric stove, two radiators, TV aerial point, coving to ceiling. Hard wood SUDG and leaded bow window to front, thermostat for central heating system, telephone point. Door to



## KITCHEN TO REAR

8'2" x 11'3" (2.50m x 3.45m)

With a range of white fitted kitchen consisting single drainer stainless steel sink unit, double base unit beneath. Further matching floor mounted cupboard units and drawers. Contrasting white roll edge working surfaces, tiled splashbacks. Further wall mounted cupboard units, one tall larder unit, appliance recess points, plumbing for automatic washing machine, gas and electric cooker points. Gas cooker and fridge freezer included. Further floor standing gas boiler for central heating and domestic hot water, programmer, radiator. Door to



## REAR HALLWAY

With radiator, telephone point, UPVC SUDG door leading to the rear garden

## STAIRWAY TO FIRST FLOOR

Built in storage cupboard over the stairs, loft access

## REAR BEDROOM ONE

8'3" x 13'10" (2.54m x 4.22m)

With a range of mirror fronted fitted wardrobe units consisting two double and one single wardrobe units, radiator



### **BEDROOM TWO TO FRONT**

8'3" x 10'10" (2.53m x 3.31m)

Radiator



### **BEDROOM THREE TO FRONT**

7'4" x 7'3" (2.26m x 2.23m)

Radiator



### **BATHROOM TO REAR**

5'10" x 7'10" (1.78m x 2.39m)

Coloured suite consisting panelled bath, main shower unit above, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, radiator, door to the airing cupboard housing the cylinder fitted emersion heater for supplimerary and domestic hot water.



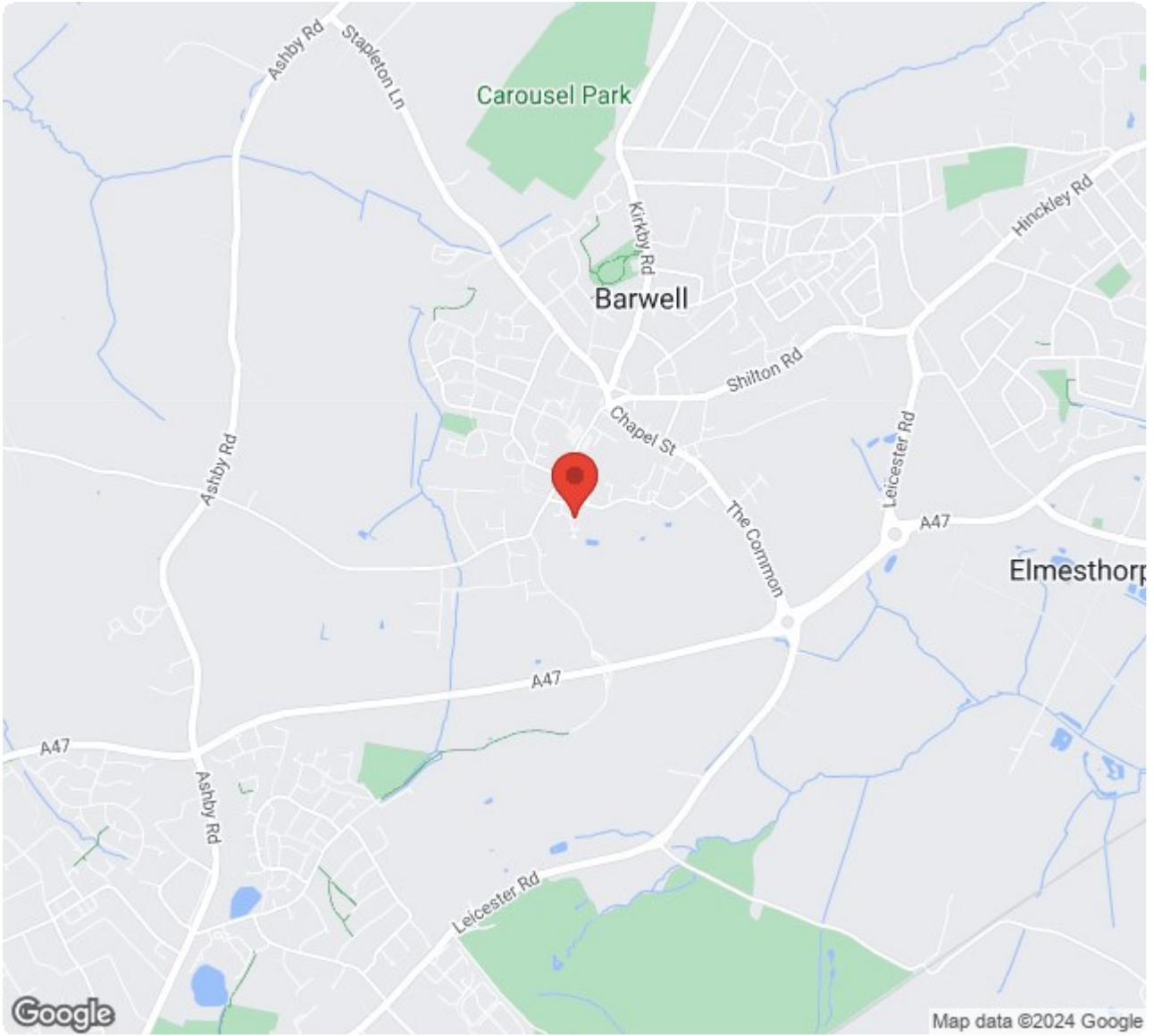
### **OUTSIDE**

The property is nicely situated in a cul-de-sac, set back from the road having a stoned front garden. A tarmacadam driveway leads to a single brick built garage 2.51m x 4.85m with up and over door to front, light and power, window, side pedestrian door. A timber gate and slabbed pathway leads between the house and the garage to a fully fenced and enclosed rear garden, which has a slabbed patio. Adjacent to the rear of the property, beyond which the property is stoned and slabbed for easy maintenance, outside tap.









Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		48	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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