

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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24 MILL STREET, BARWELL, LE9 8DW

£140,000

Attractive traditional end terraced cottage of character on a large plot. Popular and highly convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, public houses and good access to major road links. Benefits include panelled interiors doors, wooden flooring, feature fireplaces, gas central heating and UPVC SUDG. Offers canopy porch, lounge and dining kitchen. 2 bedrooms and bathroom. Hardstanding to front. Long rear gardens with driveway and garage space. Contact agents to view.



TENURE
FREEHOLD

COUNCIL TAX BAND - A

ACCOMMODATION

Open pitched and slate canopy porch. Attractive sage green composite panel and SUDG and leaded front door to:

FRONT LOUNGE

11'10" x 11'11" (3.63 x 3.64)

Feature Victorian style fireplace with raised hearth, oak finish laminate wood strip flooring and radiator. Gas and electric meters, coving to ceiling and TV aerial point. Door and stairway to first floor. Wood and glazed door leads to:



FITTED DINING KITCHEN TO REAR

11'1" x 15'2" (3.40 x 4.63)

Range of white fitted kitchen units consisting inset black single drainer resin sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units with contrasting roll edge black working surfaces above and tiled splashbacks. Integrated single fan assisted oven with grill, plumbing for automatic washing machine. Feature full height brick fireplace and radiator. Door to walk in understairs storage cupboard with lighting and housing wall mounted Glow Worm gas condensing boiler for central heating and domestic hot water with built in programmer. Hardwood panel and glazed door leads to rear garden.



FIRST FLOOR LANDING

Wired in smoke alarm, door to airing cupboard housing lagged copper cylinder with fitted immersion heater for domestic hot water. White wood panelled door leads to:

FRONT BEDROOM ONE

11'10" x 11'10" (3.63 x 3.61)

Feature fireplace having ornamental wood surround, radiator, coving to ceiling and built in wardrobe over the stairs with loft access.



BEDROOM TWO TO REAR

8'5" x 8'3" (2.57 x 2.53)

Radiator.

BATHROOM TO REAR

6'2" x 8'1" (1.89 x 2.47)

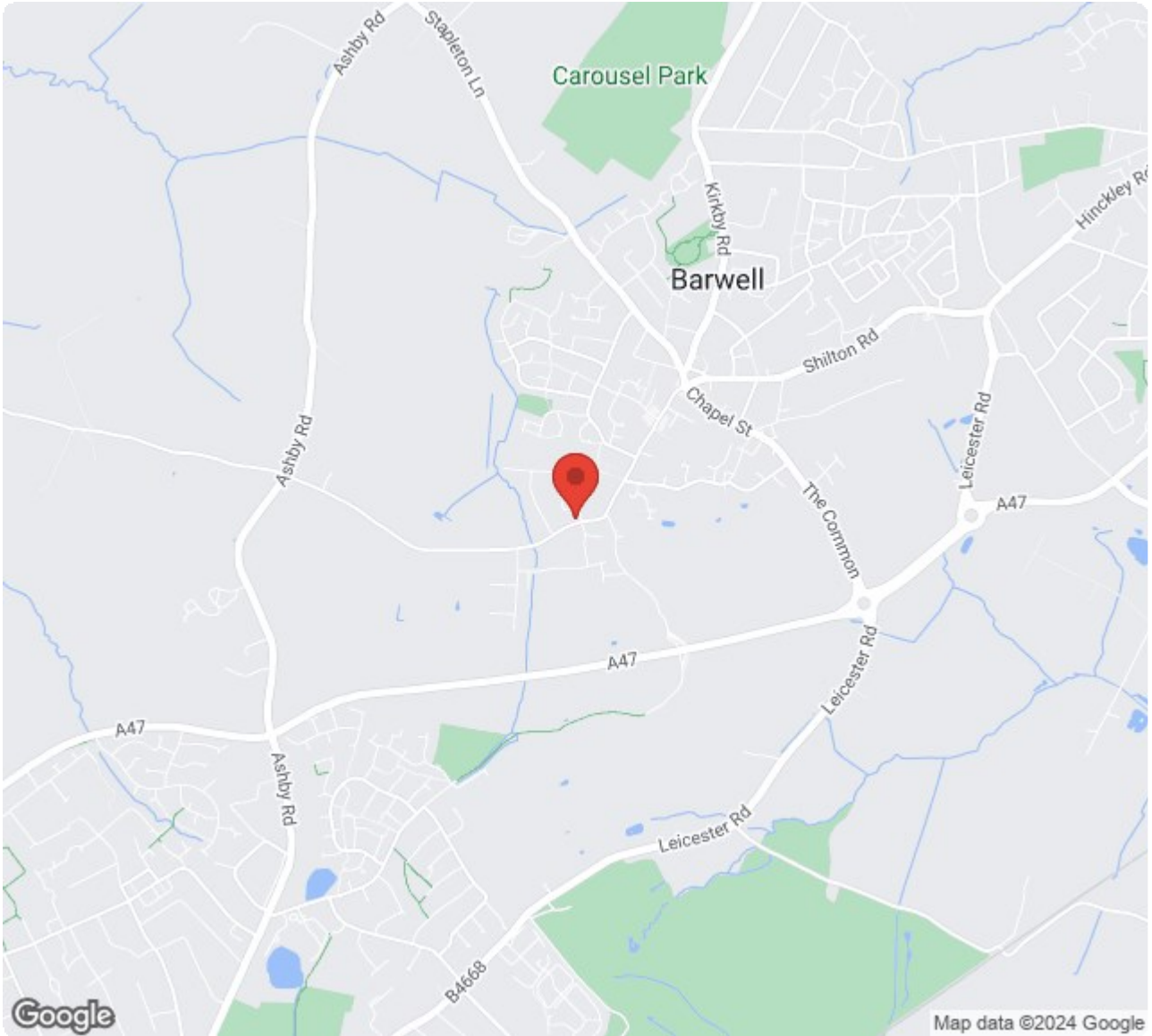
White suite consisting panelled bath with mixer tap and shower attachment above, pedestal wash hand and low level WC. Contrasting tiled surrounds and radiator.



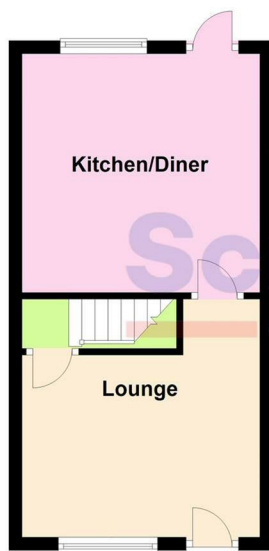
OUTSIDE

The property is set back from the road having a full width slabbed front forecourt. Long fenced and enclosed rear garden which has a full width stone and slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn and beds. To the top of the garden there are double metal gates leading to driveway and garage space.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 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			
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Not environmentally friendly - higher CO ₂ emissions			
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