

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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80 CHARNWOOD ROAD, BARWELL, LE9 8FL

OFFERS OVER £210,000

NO CHAIN. Outstanding extended, vastly improved and refurbished traditional semi detached home of character. Popular and convenient location within walking distance of the village centre including shops, schools, doctor surgery, bus services, takeaways, public houses and good access to major road links. Impressive interior styling benefiting from oak panelled interior doors, attractive wood panelling, Victorian style fireplaces & radiators, coving, picture rails, laminate wood strip flooring, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers kitchen dining room and lounge. Two double bedrooms and family bathroom. Double width driveway. Detached garage. Good sized enclosed rear garden. Fixtures & fittings available via separate negotiation.



TENURE

Freehold

Council tax band B

ACCOMMODATION

Attractive oak panelled and glazed side door to the

EXTENDED KITCHEN DINING ROOM

21'5" max x 13'5" (6.54 max x 4.11)

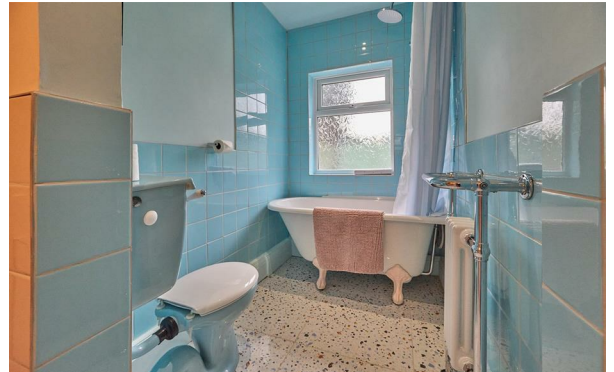
A refitted kitchen with a range of floor standing wood panelled units with roll edge working surfaces above, inset one and half composite sink with drainer, mixer tap above and cupboard beneath. Integrated fridge, freezer, dishwasher and washing machine. Fitted peninsula with four ring electric hob with electric oven and grill beneath, three drawer unit and breakfast bar. Attractive wall panelling, tiled splashbacks, inset ceiling spot lights, wired in smoke alarm, telephone point, laminate wood strip flooring, Victorian style radiator. Wooden door to useful cleaning cupboard housing the electric consumer unit. Wall mounted thermostat for central heating system. Door offering access to the first floor. UPVC SUDG door the rear garden. Attractive interior door to the



FAMILY BATHROOM

6'9" max x 4'10" (2.06 max x 1.49)

With a free standing roll top bath and thermostatic dual head shower with fully tiled surrounds. Attractive heated towel rail, low level WC, pedestal wash hand basin. Built in storage cupboard, one housing the gas meter. Wall lights, extractor fan and tiled flooring.



LOUNGE TO FRONT

13'5" x 11'4" (4.11 x 3.46)

Accessed via double wooden panelled doors with stained glass windows. With a feature cast iron Victorian fireplace with wooden surrounds, laminate wood strip flooring, wall panelling and coving to ceiling, Victorian style radiator.



FIRST FLOOR LANDING

With loft access with light and smoke alarm. Attractive wood panelled interior doors to

BEDROOM ONE TO FRONT

13'6" x 11'5" (4.13 x 3.49)

With original wood stripped flooring, Victorian enamel radiator, picture rails, coving to ceiling, wall lights, built in useful wardrobe with storage space above, TV aerial point, Feature fireplace with tiled surrounds.



BEDROOM TWO TO REAR

10'1" x 13'6" (3.09 x 4.13)

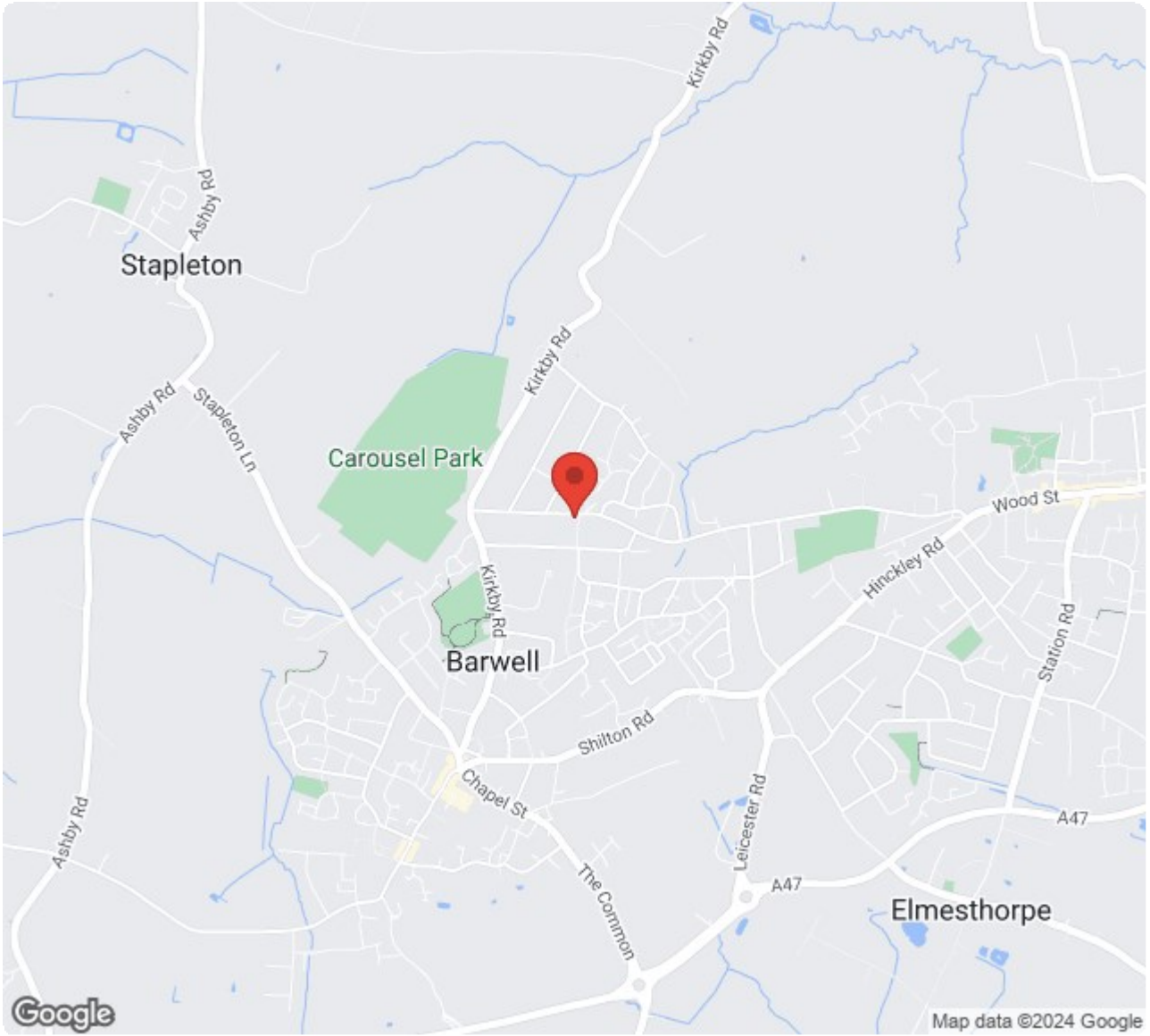
With Victorian cast iron feature fireplace, original stripped flooring, picture rails, coving to ceiling, built in dressing area, TV aerial point and Victorian style radiator. A cupboard housing the Worcester gas combination boiler for central heating and domestic hot water and with storage beneath.



OUTSIDE

The property is nicely situated set well back from the road with stoned double width driveway to front. Double timber gates to side offer access to the good sized fenced and enclosed rear garden with slabbed patio and stoned area adjacent to the rear of the property with outside lighting and tap. There is a detached garage with up and over door to front. The remainder of the garden is principally laid to lawn with surrounding beds.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



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