

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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158 HEREFORD CLOSE, BARWELL, LE9 8HU

OFFERS OVER £200,000

NO CHAIN. Attractive modern family home with open aspect to rear. Popular and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors surgery, parks, bus services, takeaways, public houses and good access to major road links. Well presented and much improved including oak panelled interior doors, wooden flooring, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance porch, lounge dining room and kitchen. 3 good bedrooms (main with en suite cloakroom) and bathroom with shower. Well kept front and enclosed rear garden. 2 car parking spaces. Viewing recommended. Carpets included.



TENURE

Freehold
Council tax band B

ACCOMMODATION

Attractive UPVC SUDG and colour leaded from door to

ENTRANCE PORCH

Housing the meters and UPVC SUDG front door to

LOUNGE DINING ROOM TO FRONT

11'9" x 15'3" (3.59 x 4.66)

With a fashionable grey vertical radiator, TV aerial point, oak finish laminate wood strip flooring, digital programmer for central heating and domestic hot water, useful under stairs storage cupboard. Oak panelled and glazed door to



REFITTED 'L' SHAPED KITCHEN TO REAR

11'8" x 10'0" (3.56 x 3.05)

With a fashionable range of midnight blue fitted kitchen units with soft close doors consisting inset one and half bowl single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and three drawer units, contrasting Walnut roll edge working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath, black chimney extractor above, tiled splashbacks. Further matching wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, oak finish laminate wood strip flooring. UPVC SUDG door to the rear garden.



UTILITY AREA

With roll edge working surfaces, one wall mounted double cupboard, appliances recess points. Stairway to first floor.

FIRST FLOOR LANDING

With spindle balustrades, door to airing cupboard with fitted shelving and hanging rail. Loft access which is partially boarded. Solid oak panelled interior door to

REAR BEDROOM ONE

8'9" x 10'0" (2.67 x 3.06)

With anthracite fashionable vertical radiator. Door to



EN SUITE CLOAKROOM

With white suite consisting low level WC, vanity sink unit with gloss grey cupboard beneath, contrasting tiled surrounds including the flooring.



BEDROOM TWO TO FRONT

7'7" x 8'8" (2.33 x 2.66)

With white vertical radiator.



BEDROOM THREE TO FRONT

6'3" x 7'6" (1.92 x 2.29)

With grey vertical radiator.



REFITTED BATHROOM

6'7" x 5'6" (2.01 x 1.69)

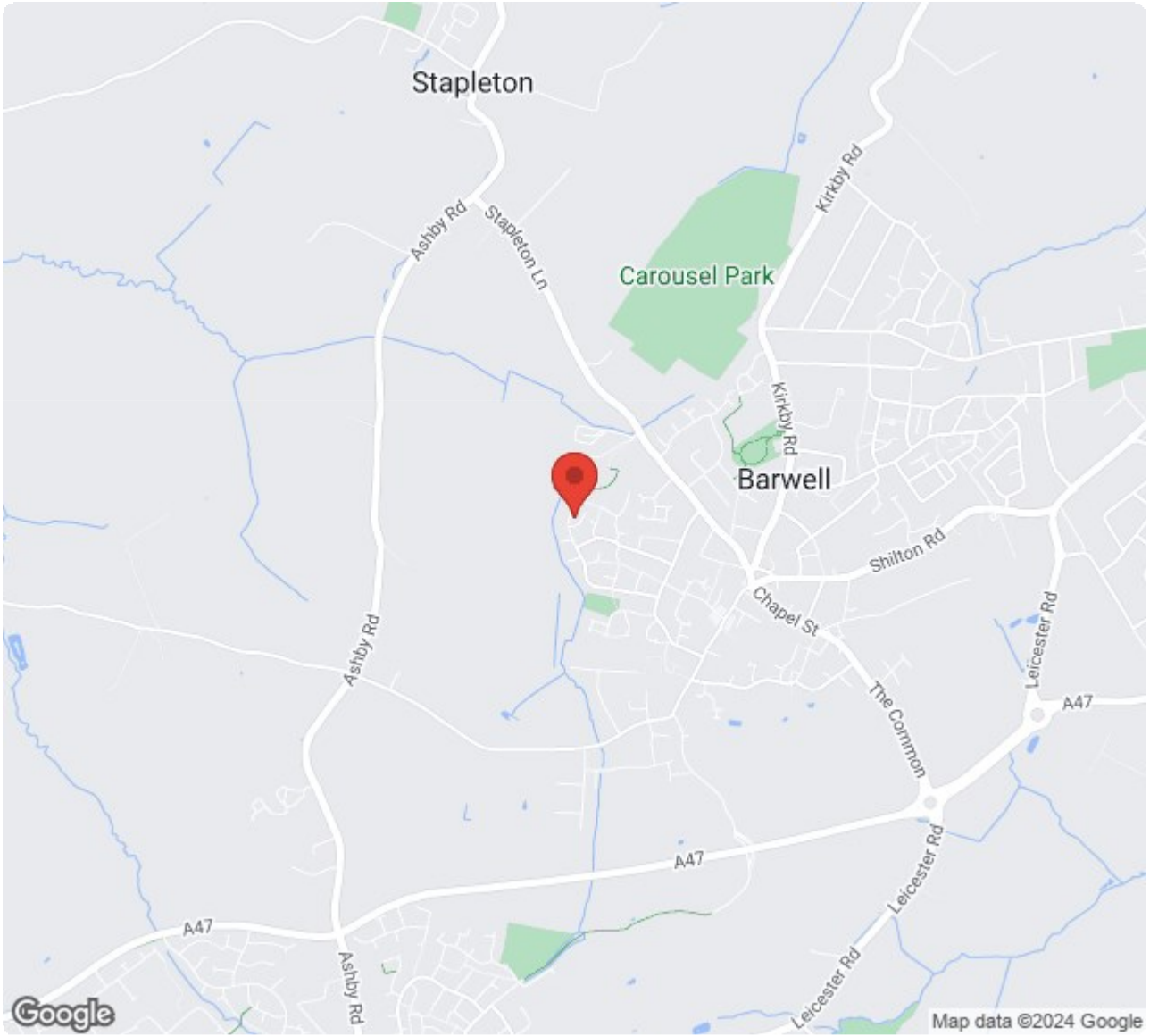
With white suite consisting panelled bath with mains rain shower above, glazed shower screen to side. Vanity sink unit with gloss white double cupboard beneath, low level WC, contrasting tiled surrounds including the flooring, extractor fan, grey heated towel rail.



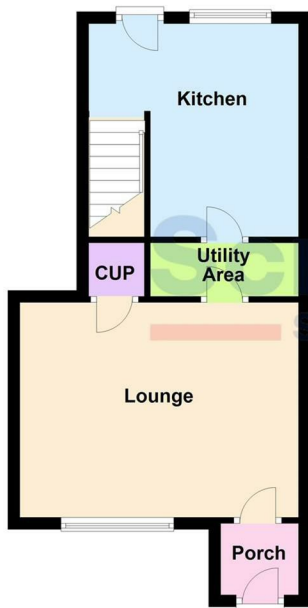
OUTSIDE

The property is nicely situated at the head of a cul de sac overlooking a green, set well back from the road. The front garden hard landscaped in decorative stones and raised beds. A timber gate offers access to the fully fenced and enclosed rear garden which has been hard landscaped, having a full width slabbed patio adjacent to the rear of the property. beyond which the property is in decorative stone. To the top of the garden is a further slabbed patio, metal garden store and open views to rear over a park. Close by to the property are two tarmacadam car parking spaces.

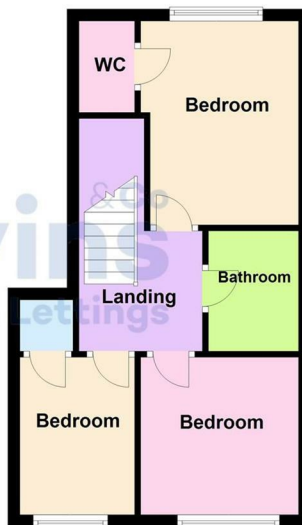




Ground Floor



First Floor



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		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			
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