

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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15 MOORE ROAD, BARWELL, LE9 8AF

OFFERS OVER £210,000

NO CHAIN! Spacious semi detached family home. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, takeaways and public houses and good access to major road links.. Well presented and much improved including wooden flooring, refitted bathroom, wired in smoke alarm, gas central heating and UPVC soffits and fascias. Offers entrance hall, lounge, dining kitchen, side porch/utility room and separate WC. Three bedrooms and bathroom. Hardstanding to front and large rear garden with two sheds and brick store. Contact agents to view. Carpets and light fittings included.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. UPVC SUDG front door to

ENTRANCE HALLWAY

Oak finished laminate wood strip flooring, radiator, wired in smoke alarm, consumer unit, stairway to first floor with useful under stairs storage cupboard beneath.

FRONT LOUNGE

13'9" x 12'1" (4.21m x 3.70m)

Oak finished laminate wood strip flooring, double panel radiator, TV and telephone points including Virgin Media, thermostat for central heating system.



DINING KITCHEN TO REAR

8'7" x 21'0" (2.63m x 6.41m)

With a range of white fitted kitchen units consisting inset single drainer stainless steel sink unit, double base unit beneath. Further matching floor mounted cupboard units and drawers, contrasting grey roll edge working surfaces above, tiled splashbacks. Further range of wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, gas cooker point. Wall mounted Valiant gas condensing combination boiler for central heating and domestic hot water, with digital programmer. radiator, TV aerial lead. UPVC SUDG door leads to



SIDE PORCH/ UTILITY AREA

4'1" x 6'8" (1.26m x 2.04m)

With fitted working surface, appliance recess point, venting for a tumble dryer, ceramic tile flooring. UPVC SUDG door to the side of the property. Door to

SEPERATE WC

With white low level WC, ceramic tile flooring.

FIRST FLOOR LANDING

Oak finished laminate wood strip flooring, radiator, wired in smoke alarm, loft access.

FRONT BEDROOM ONE

12'0" x 9'11" (3.66m x 3.04m)

With built in double wardrobe in white, radiator, further matching single airing cupboard with shelving.



BEDROOM TWO TO REAR

8'5" x 13'6" (2.59m x 4.12m)

With open double wardrobe, radiator, original strip pine flooring.



BEDROOM THREE TO FRONT

9'2" x 8'7" (2.80m x 2.64m)

Oak finished laminate wood strip flooring, built in cabin bed, radiator.



BATHROOM TO REAR

7'0" x 5'7" (2.15m x 1.71m)

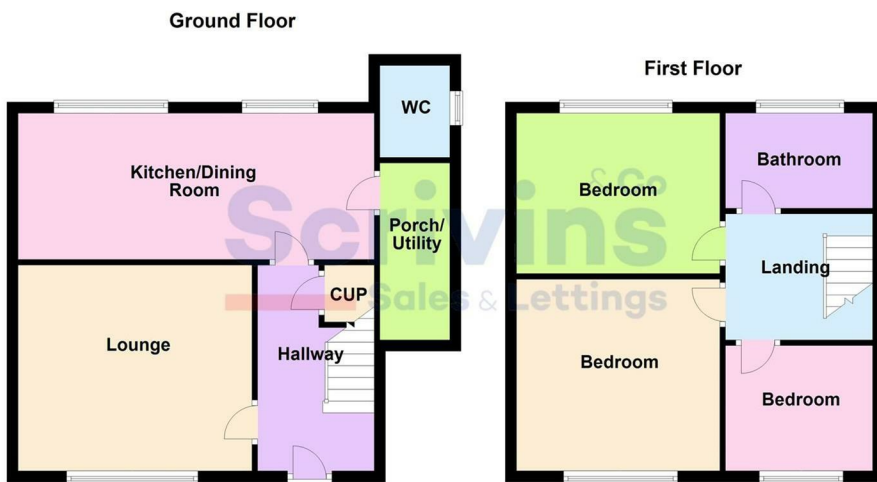
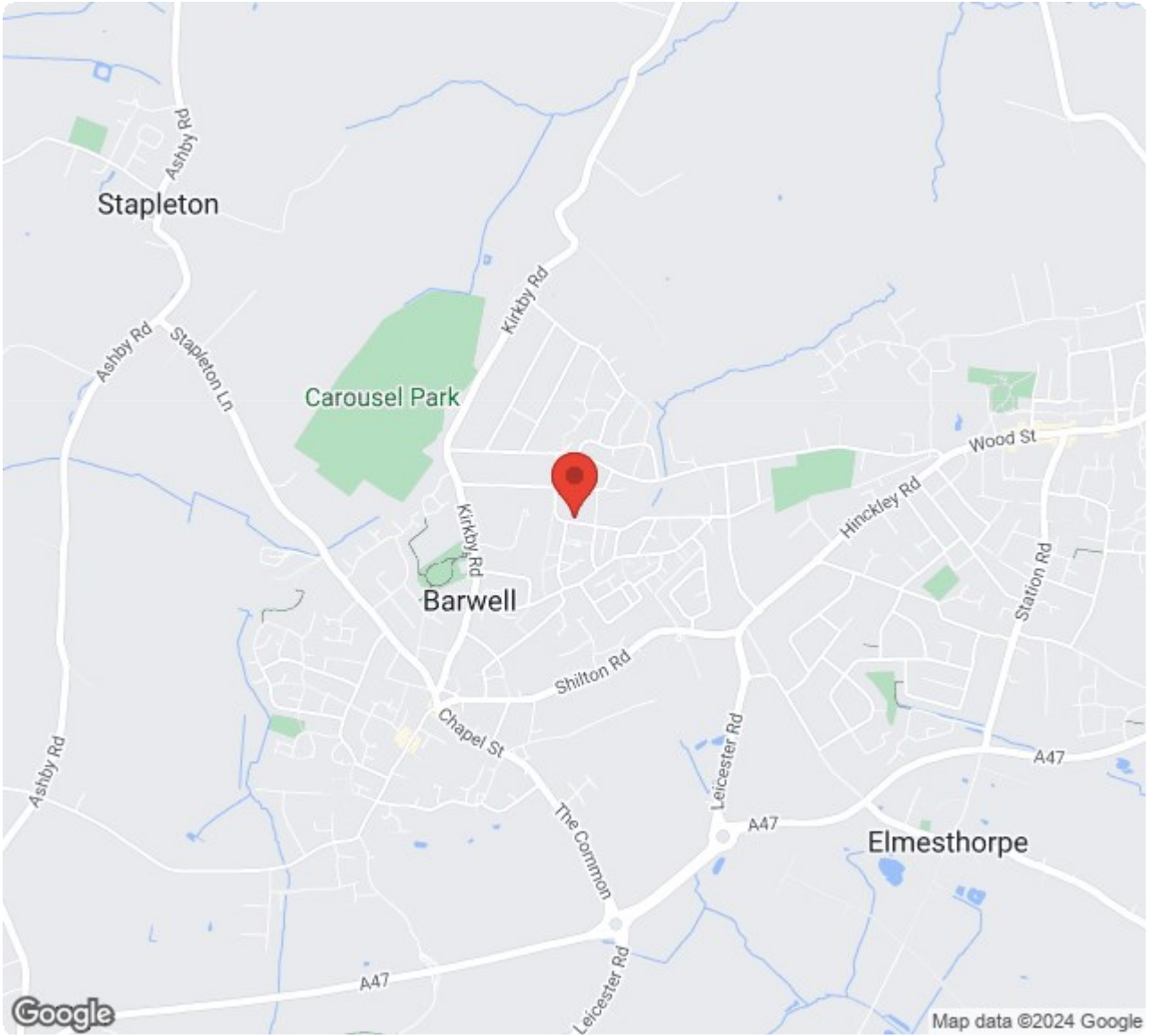
With white suite consisting panelled bath with mains shower unit above, glazed shower screen to side. Pedestal wash hand basin, low level WC. Contrasting fully tiled surrounds, chrome heated towel rail, inset ceiling spotlights, extractor fan, mirror fronted bathroom cabinet included.



OUTSIDE

The property is set back from the road, screened behind panel fencing, having a full width concrete and stoned hardstanding to front. A timber gate and slabbed pathway leads down the side of the property. Door to a brick garden store with lighting. There is a good sized fully fenced and enclosed rear garden, which has a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn. To the top of the garden is a further stoned patio, where there is a shed. Outside tap. Further timber shed adjacent to the rear of the house, with lighting.





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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