

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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9 ELWELL AVENUE, BARWELL, LE9 8FH

OFFERS OVER £200,000

Spacious traditional bay fronted semi detached family home on a good sized plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, takeaways, public houses, open countryside and with good access to major road links. Benefits from gas central heating, UPVC SUDG, UPVC soffits and fascias. Offers entrance hall, lounge, kitchen and UPVC SUDG conservatory/dining room. Three bedrooms and shower room. Wide drive to detached garage, good sized rear garden. Ample room for extension (subject to planning permission) Contact agents to view. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - A

ACCOMMODATION

Attractive UPVC SUDG and leaded front door to:

ENTRANCE HALLWAY

Laminate wood strip flooring, double panel radiator, thermostat for central heating system and dog legged stairway to first floor. Pine and glazed door leads to:

FRONT LOUNGE

14'11" x 13'10" (4.56 x 4.23)

Feature fireplace having ornamental oak finish surrounds, raised granite hearth and backing incorporating a fitted gas fire. Laminate wood strip flooring, radiator and TV aerial point. Door to walk in understairs storage cupboard with fitted shelving, lighting and housing the meters.

KITCHEN TO REAR

13'0" x 8'11" (3.97 x 2.73)

Single drainer stainless steel sink unit with double base unit beneath. Further floor mounted cupboard units and drawers with contrasting working surfaces above and tiled splashbacks. Wall mounted cupboard units and display shelving. Appliance recess points including plumbing for automatic washing machine and electric cooker point. Door to:



SHOWER ROOM

8'11" x 4'11" (2.73 x 1.51)

Fully tiled shower cubicle with glazed shower door, vanity sink unit with cupboard beneath and low level WC. Radiator



L SHAPED UPVC SUDG CONSERVATORY

18'3" x 11'5" (5.58 x 3.49)

Pine and glazed door leads from kitchen. Double panel radiator, two double power points and ceiling mounted fan light. UPVC SUDG French doors lead to the rear garden.

FIRST FLOOR LANDING

Loft access.

REAR BEDROOM ONE

18'6" x 8'11" (5.64 x 2.73)

Feature original white cast iron fireplace. Built in storage cupboard and display shelving to side alcove. Radiator, laminate wood strip flooring and door to airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water with digital programmer.



FRONT BEDROOM TWO

7'11" x 12'4" (2.42 x 3.78)

Feature original white cast iron fireplace. Built in double wardrobe/storage cupboard to side alcove. Radiator.



FRONT BEDROOM THREE

10'0" x 9'3" (3.05 x 2.84)

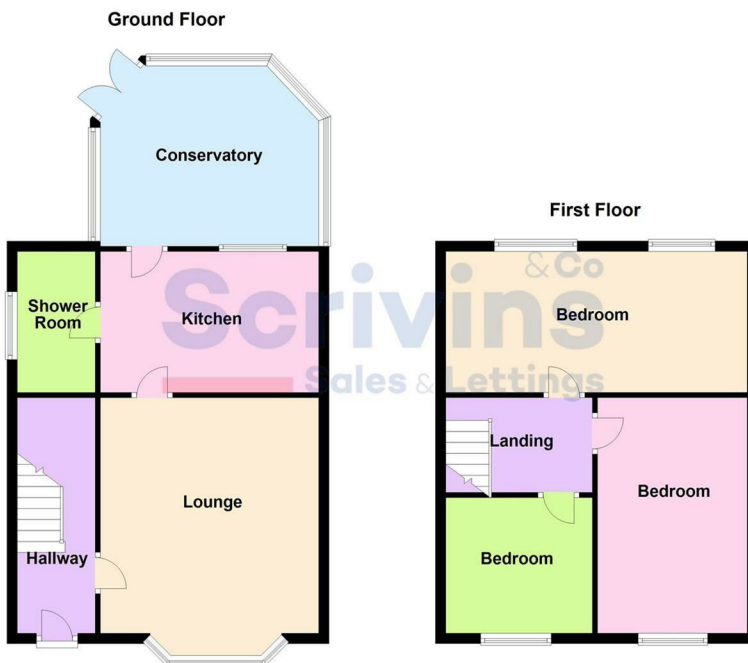
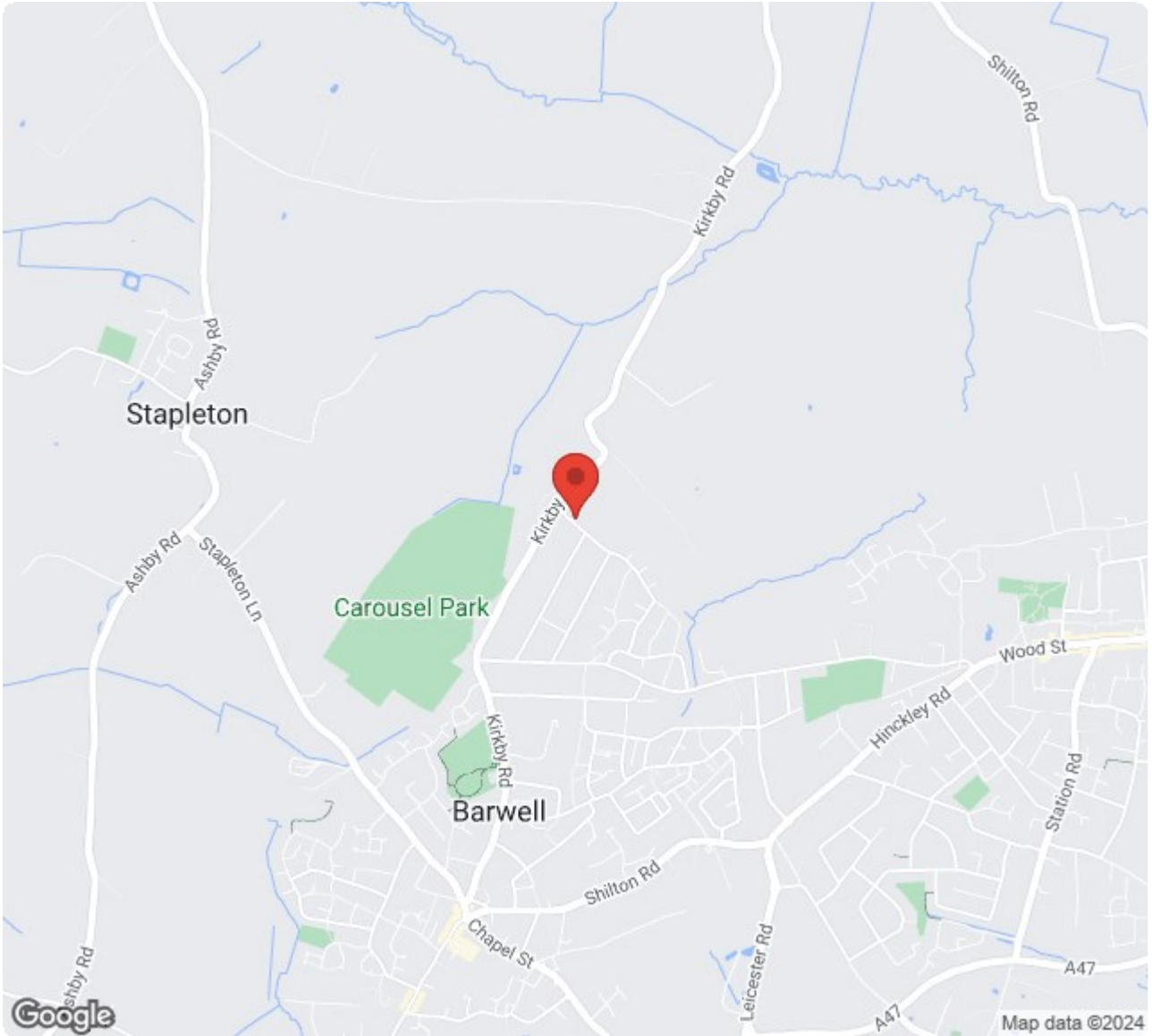
Radiator and grey oak finish laminate wood strip flooring.



OUTSIDE

The property is set back from the road, screened behind a brick retaining wall. Double wrought iron gates offer access to full width slabbed and block paved driveway. Wide paved driveway leads down the side of the property through double timber gates, offering ample car parking and beyond which is a metal garage with double doors to front having light and power. Good sized fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. Outside tap. There is ample room for an extension (subject to planning permission)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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