

Scrivins & Co

Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



5 FAIRACRE ROAD, BARWELL, LE9 8HH

ASKING PRICE £250,000

Well presented modern semi detached family home. Sought after and 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. The property benefits from contemporary fireplace, modern fitted kitchen, re-wired in 2018, wired in smoke alarms, CCTV & burglar alarm system, gas central heating with new combination boiler as of 2022 and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hallway, through lounge dining room and kitchen. Three bedrooms and family bathroom. Wide driveway to front and side leading to detached garage. Good sized enclosed rear garden with workshop and shed included. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax = B

ACCOMONDATION

UPVC SUDG sliding doors to

ENTRANCE PORCH

housing the gas meter. Wood and glazed door to

ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades and wired in smoke alarm. Hive wall mounted thermostat for central heating system. Single panelled radiator, laminate wood strip flooring. Door to useful under stairs storage cupboard housing the key pad for the burglar alarm system and controls for the CCTV system which is also included. Also houses the electric consumer unit. Network point and storage cupboard. Attractive white panelled interior door to

LOUNGE DINING ROOM

23'0" x 9'6" (7.02 x 2.91)

The lounge area with feature brick fire place incorporating coal effect gas fire, with stone hearth and wooden plinth above. Laminate wood strip flooring, T.V aerial point, network point & telephone point. Wall lights , single panelled radiator. The dining area with UPVC SUDG sliding doors to the rear garden. Double panelled radiator and serving hatch to kitchen. Attractive white panelled interior door to



REFITTED KITCHEN TO REAR

9'1" x 10'4" (2.78 x 3.16)

With a fashionable range of floor standing cupboard units in grey with roll edge working surfaces above. Gas cooker point with splash back and stainless extraction hood above. Further range of wall mounted cupboard units and built in wine rack. Plumbing for automatic washing machine and plumbing for dishwasher. Appliance recesses points for a fridge freezer and floor standing drawer units. UPVC SUDG doors to the rear garden. Double panelled radiator.



FIRST FLOOR LANDING

with spindle balustrades and loft access. The loft is majority boarded with ladder and light, and houses the Worcester gas combination boiler for central heating and domestic hot water. Door to airing cupboard with shelving. Attractive white panelled interior door to

BEDROOM ONE TO FRONT

11'9" x 12'5" (3.60 x 3.81)

with a range of fitted wardrobes with sliding mirror fronted doors with rails and shelving. TV aerial & satellite point. Some of the light switches are in chrome. Door to



BEDROOM TWO TO REAR

10'10" x 12'5" (3.31 x 3.79)

with fitted wardrobes with sliding doors, rails and cupboard above and shelving. TV aerial & satellite points. Single panelled radiator. Door to



BEDROOM THREE TO FRONT

7'11" x 7'6" (2.42 x 2.31)

with single panelled radiator. Double network point. Telephone point. Useful wardrobe with rail. Door to



FAMILY BATHROOM TO REAR

7'10" x 5'8" (2.39 x 1.75)

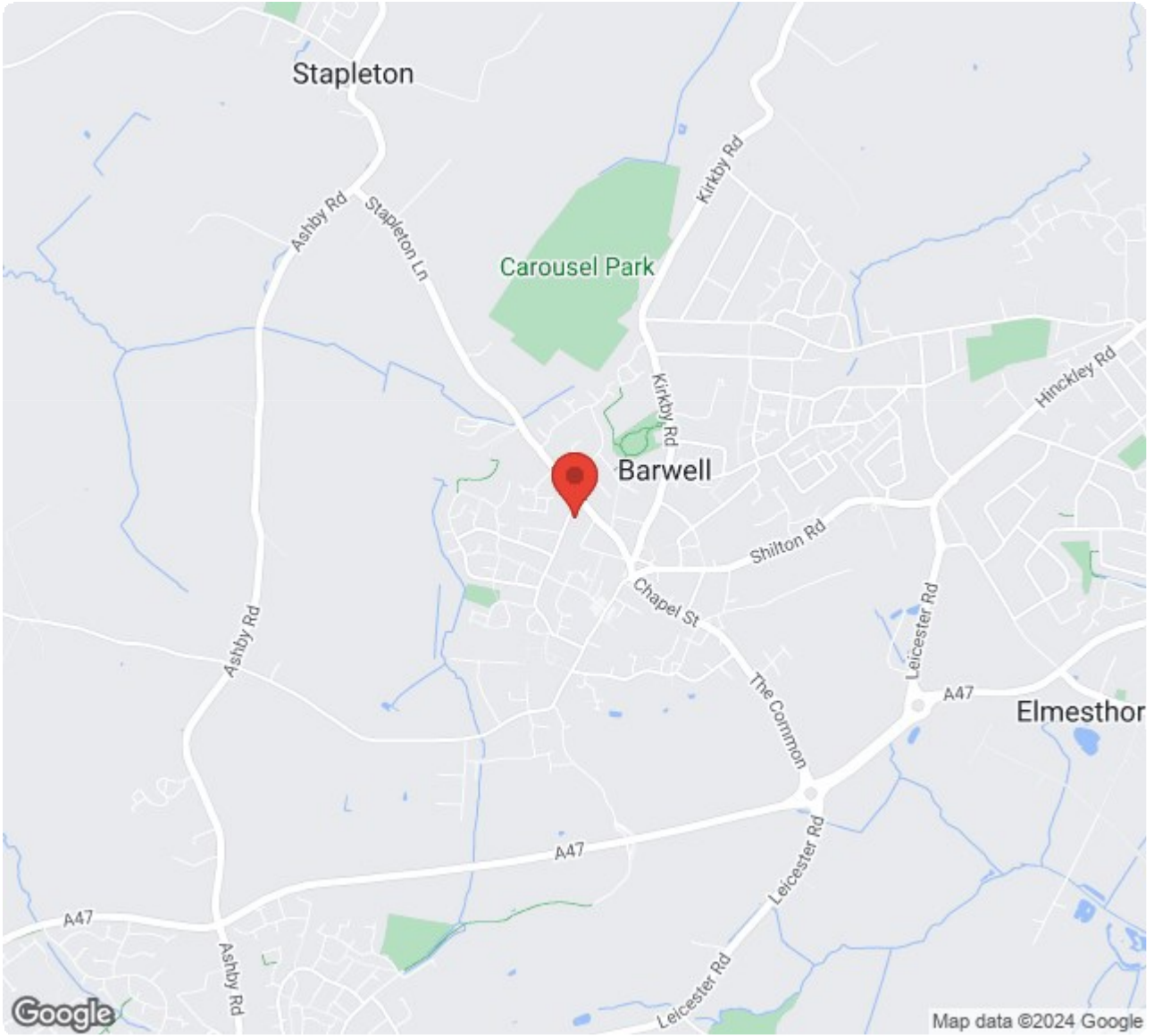
with white suite consisting panelled bath with Mira electric shower above. Tiled surrounds. Low level WC, vanity sink unit. Inset ceiling spotlights. Extractor fan. Chrome heated towel rail. Shaver point. Lino flooring.



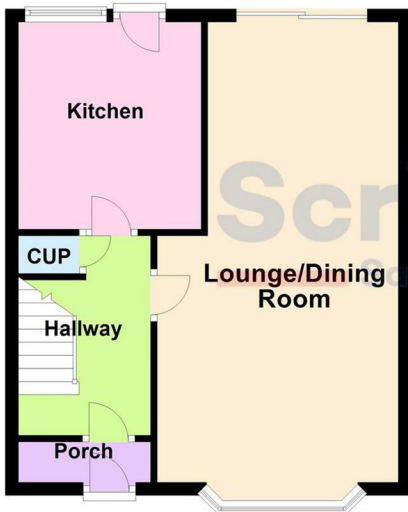
OUTSIDE

The property is nicely situated, set well back from the road with a tarmac and stoned driveway to front and side offering ample car parking with surrounding beds, lawned area and surrounding hedging. To side leads to the brick built garage (5.29m x 2.54m), with up and over door to front, light & power. Access via a timber gate to side is the good sized fenced and enclosed rear garden. Adjacent to the rear of the property is a slabbed patio. Outside tap and lighting. Raised rockery area. At the top of the garden there is a workshop included with UPVC SUDG French doors and wooden panelled doors to front. Small timber shed. Remainder of the garden is principally laid to lawn with slabbed pathway. Vegetable patch, apple, pear and damson trees. Water butts.

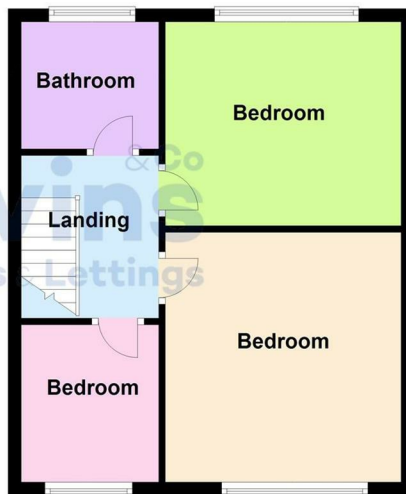




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(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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