

# 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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**204 KIRKBY ROAD, BARWELL, LE9 8FS**

**ASKING PRICE £375,000**

Impressive modern detached bungalow on an substantial large plot. Sought after and highly convenient location. within walking distance of the village centre including shops, schools, doctors surgery, bus service, public houses, takeaways and good access to major road links. Well presented, the property benefits from burglar alarm system, panelled interior doors, laminate wood strip flooring, feature fireplace, gas central heating and UPVC SUDG. Deceptively spacious accommodation offers entrance porch, entrance hallway, separate WC, lounge dining room, kitchen and utility room. Three good sized bedrooms (main with fitted wardrobes) and bathroom with shower. Wide driveway to garage. Front and enclosed large rear garden with two sheds. Viewing highly recommended . Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band = D

## ACCOMONDATION

UPVC SUDG door to the

## ENTRANCE PORCH

With lighting and tiled flooring. Attractive wooden glazed timber door to the

## SEPARATE W.C

With Low level W.C and pedestal wash hand basin. Double panelled radiator

## ENTRANCE HALLWAY

With laminate wood strip flooring, electric panel heater and keypad for the burglar alarm system, white panelled interior door to

## LOUNGE DINING ROOM TO FRONT

9'10" x 25'11" (3.02 x 7.90)

Wooden flooring, feature fireplace incorporating a coal effect gas fire with marble hearth and backing with wooden surround. T.V aerial point, telephone point, double panelled radiator. Attractive white panelled interior door to the



## KITCHEN

10'11" x 12'4" (3.33 x 3.77)

With tiled flooring, a range of fitted floor standing cupboard units, roll edge working surfaces above, inset four ring gas hob with extractor fan above. Integrated electric oven and grill, inset stainless steel sink, one and a half bowl with mixer tap above cupboard beneath. Plumbing for a dishwasher, further range of wall mounted cupboard units, double panelled radiator. UPVC SUDG door



## UTILITY ROOM TO REAR

10'0" x 9'0" (3.06 x 2.76 )

With laminate wood strip flooring, inset stainless steel sink and drainer with cupboards beneath, working surfaces, recess points and plumbing for washing machine. Wooden door to the brick store which houses the Baxi gas combination boiler for the central heating and domestic hot water, door to the garage and UPVC door to outside



### INNER HALLWAY

with wooden flooring and key pad for the burglar alarm system, loft access which has a ladder and is partially boarded. Double panelled radiator, door to a useful airing cupboard. Attractive white panelled interior door to



### BEDROOM TWO

9'11" x 9'11" (3.04 x 3.03)

T.V aerial point and double panelled radiator. Door to



### BEDROOM ONE TO REAR

12'9" x 11'9" (3.90 x 3.60)

With double panelled radiator, a range of fitted wardrobes with sliding mirror fronted doors, T.V aerial point, and coving to ceiling.



### REFITTED FAMILY BATHROOM

6'10" x 8'0" (2.09 x 2.46)

With white suite consisting panelled bath with electric Triton shower above and tiled surround. Low level W.C and pedestal wash hand basin, laminate wood strip flooring. Door to a cupboard with shelving, double panelled radiator, door to



### BEDROOM THREE TO REAR

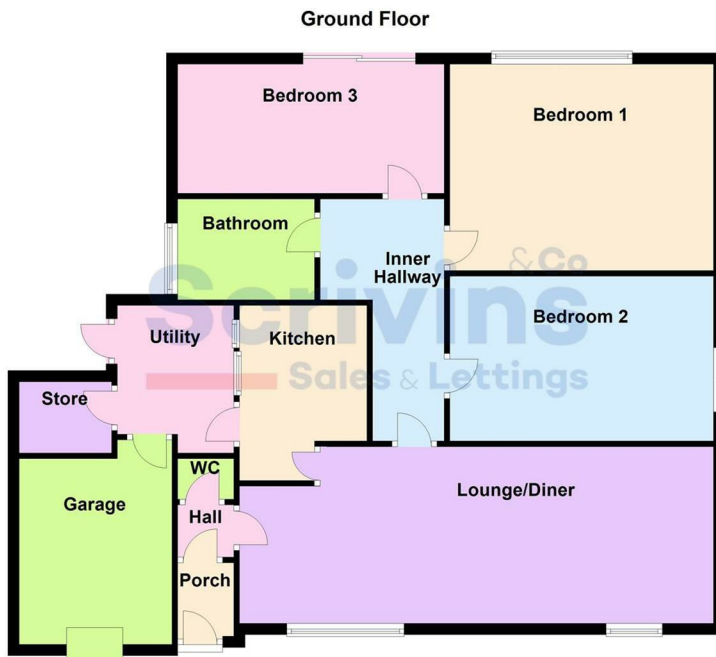
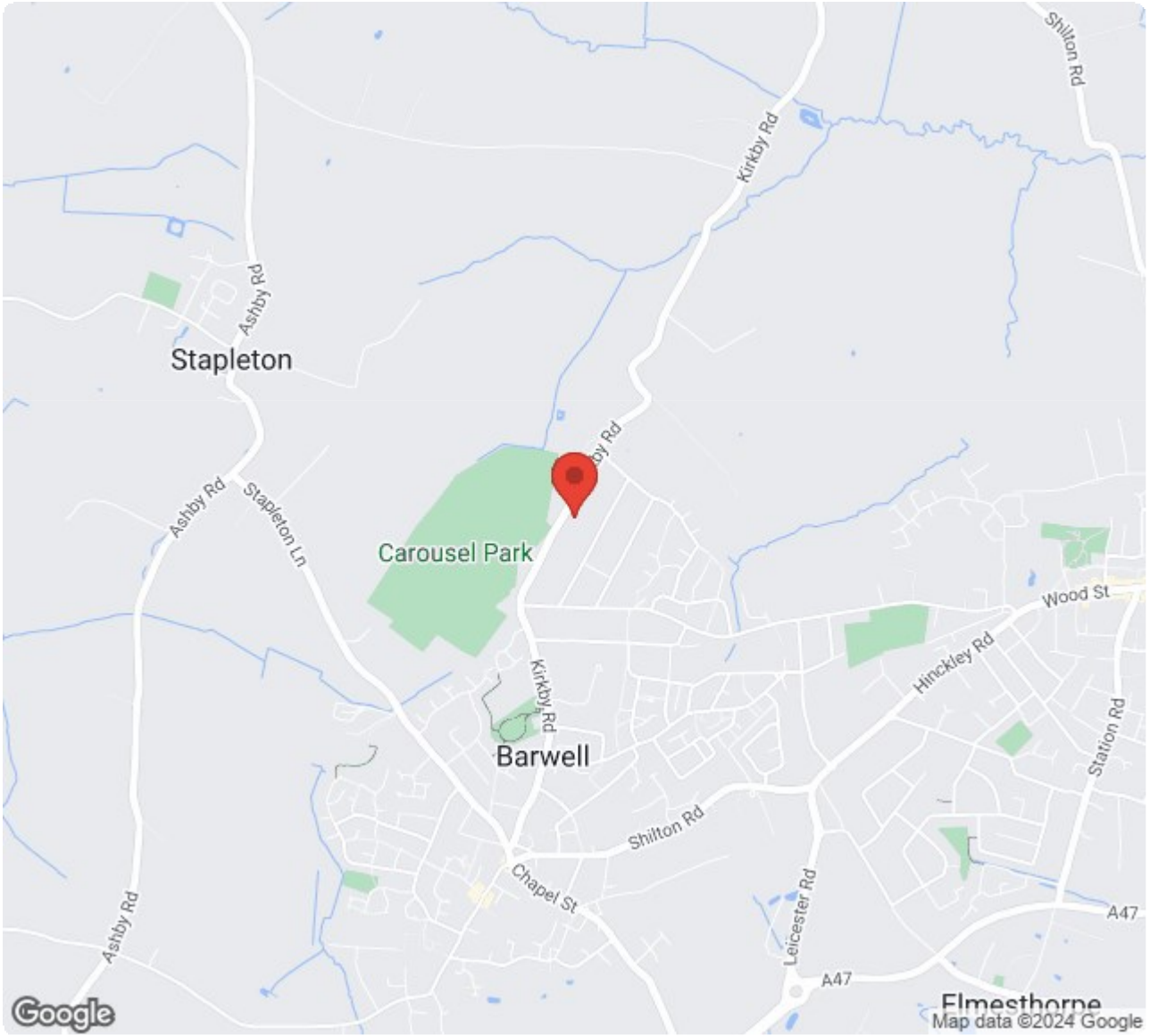
11'6" x 8'7" (3.52 x 2.62)

With laminate wood strip flooring, UPVC SUDG sliding doors to rear garden, double panelled radiator and T.V aerial point.

### OUTSIDE

The property is nicely situated, set well back from the road with a wide tarmac driveway to the front, and a front garden which is laid to lawn with low level surrounding hedging. There is a garage measuring (5.40m x 2.74m) with light and power with an up and over door to the front, which houses the gas and electric meters and wall mounted electric consumer unit. Access via a slabbed pathway and timber gate to side. There is a good sized and enclosed rear garden adjacent to the rear of the property with stoned seating area with landscaping, and a arched pagoda which offers access to the large lawn area with surrounding well established and well stocked beds. To the top of the garden there is a green house and another pagoda. Adjacent to the rear of the property there is a further stoned area and low level brick retaining wall, a small timber shed, outside lighting and outside tap. Attractive wooden glazed door to Inner hallway.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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