

# 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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**26 RED HALL ROAD, BARWELL, LE9 8AU**

**OFFERS OVER £200,000**

Attractive modern town house. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, recreational facilities, public houses, and good access to major road links. Well presented benefiting from feature fireplace, refitted shower room, fitted wardrobes, spindle balustrades, gas central heating and UPVC SUDG. The deceptively spacious accommodation offers entrance porch, lounge, dining room, kitchen and conservatory. Three good sized bedrooms and shower room. Driveway to front. Enclosed rear garden with two sheds.



## ACCOMODATION

Attractive composite front door to the

## ENTRANCE PORCH

With a double panelled radiator, attractive white panelled interior door to the

## LOUNGE TO FRONT

14'8" x 10'9" (4.49 x 3.28)

With stairway to first floor, with spindle balustrades and feature fireplace incorporating an electric fire with wooden surround and hearth. New fuse boards fitted in 2020. T.V aerial and telephone points, archway through to



## DINING ROOM

8'0" x 14'7" (2.45 x 4.46)

With coving to ceiling and smoke alarm, double panelled radiator, cupboard which houses the gas and electric meters. Wall lights, archway through to





### **KITCHEN TO REAR**

14'9" x 6'4" (4.52 x 1.95)

With fitted kitchen, with a range of floor standing kitchen units, inset stainless steel sink with taps above including water filter tap, drainer, with cupboard beneath. The white goods are included, including a Hot Point washing machine, Hot Point dishwasher, and Hot Point dryer. Hot Point four ring hob with extractor fan above and Hot Point electric oven & grill beneath. Further range of wall mounted cupboard, including display units and a American fridge freezer which is included with water dispenser, as well as a further freezer. Double panelled radiator, coving to ceiling. UPVC SUDG door to



### **UPVC SUDG CONSERVATORY TO REAR**

9'3" x 14'5" (2.84 x 4.41)

With tiled flooring, double panelled radiator, UPVC SUDG French doors doors to rear garden. Five double power points and internet cable.



### **FIRST FLOOR LANDING**

With double panelled radiator and loft access. The loft is partially boarded, attractive white panelled interior door to

### **BEDROOM ONE TO FRONT**

11'3" x 10'4" (3.45 x 3.17)

A range of fitted wardrobes, consisting two double wardrobes. Door to the airing cupboard which houses the Worcester gas combination boiler for the central heating and domestic hot water. Double panelled radiator, attractive white panelled interior door to



### **BEDROOM TWO TO REAR**

14'9" x 6'9" (4.50 x 2.08)

With double panelled radiator and coving to ceiling. Attractive white panelled interior door to



### **BEDROOM THREE TO REAR**

8'5" x 7'5" (2.57 x 2.27)

With coving to ceiling and double panelled radiator. Door to



### **REFITTED SHOWER ROOM**

5'11" x 5'0" (1.82 x 1.53)

With large shower cubicle with glazed shower door and electric shower. Vanity sink unit and low level W.C, tile flooring and wall panelling. Inset ceiling spot lights and chrome heated towel rail.

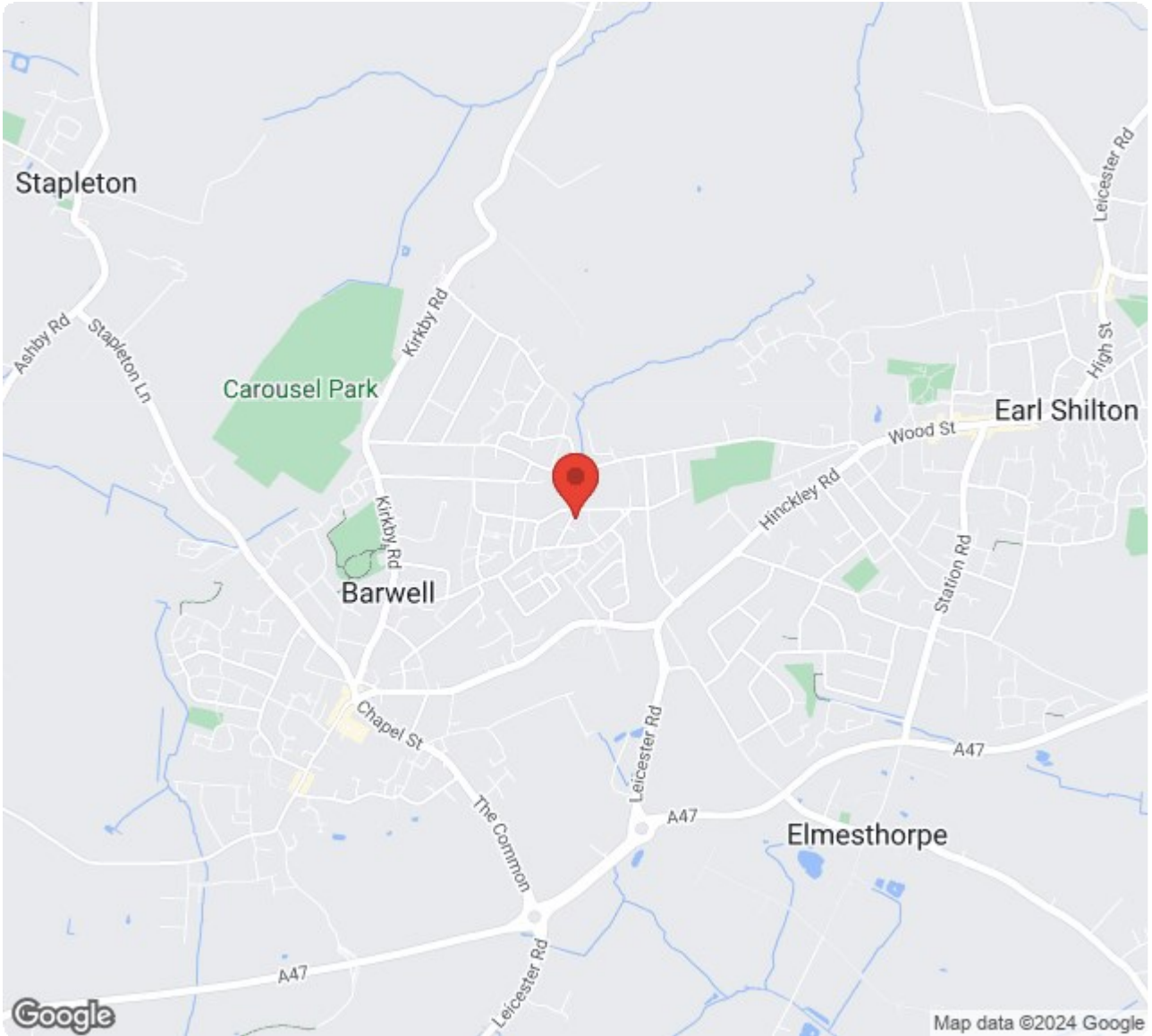


### **OUTSIDE**

The property is set back from the road, with a tarmacadam driveway to front. Fenced and enclosed rear garden, which is hard landscaped for easy maintenance. Adjacent to the property there is a slabbed patio and raised beds. Further slabbed and stoned areas. One timber & one plastic shed included. A further range of raised established beds to the side, as well as an outside tap.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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