

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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4 REGENT STREET, BARWELL, LE9 8GX

£289,950

Extended and refurbished traditional bay fronted, four bedroom semi detached family home on a large corner plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses, takeaways and good access to major road links. Well presented including oak panelled interior doors, ceramic tiled flooring, feature open Victorian style fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hallway, lounge, open plan living dining kitchen and separate WC. 4 good bedrooms, bathroom and separate WC. Impressive frontage with wide driveway to tandem garage. Enclosed front, side and sunny rear garden. Viewing recommended. Carpets, curtains and blinds included.



TENURE

Freehold

Council tax band B

OPEN PITCHED AND TILED CANOPY

With outside lighting.

ACCOMONDATION

Attractive red composite panelled SUDG colour leaded front door, with a keyless security lock to

ENTRANCE HALLWAY

With single panelled radiator, wireless digital thermostat for central heating system. Stairway to first floor, oak panelled and glazed interior doors to

FRONT LOUNGE

14'4" x 13'7" (4.39 x 4.15)

Feature Victorian style open fireplace, having ornamental cream wooden surrounds, black ornamental cast iron fireplace and grey tiled hearth. Fitted display and book shelving to side alcove, radiator, T.V aerial point including Virgin media. Oak panelled and glazed door leads to



EXTENDED OPEN PLAN REFITTED, LIVING DINING KITCHEN

17'6" x 20'6" (5.35 x 6.25)

The living dining area: With wood grain ceramic tiled flooring, two radiators, inset ceiling spot lights. T.V aerial point including Virgin media. Door to useful under stairs storage cupboard, housing electric meters, light and power and fitted shelving. Composite and panelled SUDG to the side of the property.

Re-fitted kitchen: With a fashionable range of gloss light and dark grey fitted kitchen units, with soft close doors, consisting inset white one and a half bowl single drainer ceramic sink with mixer taps above, cupboard beneath. Further range of floor mounted cupboard units and a three drawer unit. Solid oak working surfaces above, tiled splashback. A central island unit with solid oak working surface breakfast bar above, cupboards beneath. Also a black Range cooker included, with an eight ring gas hob unit, two ovens and a grill beneath and black chimney extractor fan above. Integrated washing machine and dishwasher, stainless steel American fridge freezer included, with ice machine. Inset ceiling spot lights, woodgrain ceramic tiled flooring, wired in heat detector. UPVC SUDG French doors to the side of the property. Door to



REFITTED W.C

With white suite consisting low level W.C, wall mounted sink unit, tiled splashbacks, woodgrain ceramic tiled flooring.

FIRST FLOOR LANDING

With radiator, loft access.

FRONT BEDROOM ONE

14'6" x 14'2" (4.43 x 4.33)

With built in wardrobe above the stairs, radiator.



FRONT BEDROOM TWO

10'3" x 8'10" (3.13 x 2.71)

With radiator.



BEDROOM THREE TO REAR

11'0" x 8'2" (3.36 x 2.51)

With radiator and skylight.



BEDROOM FOUR TO REAR

8'3" x 7'7" (2.54 x 2.33)

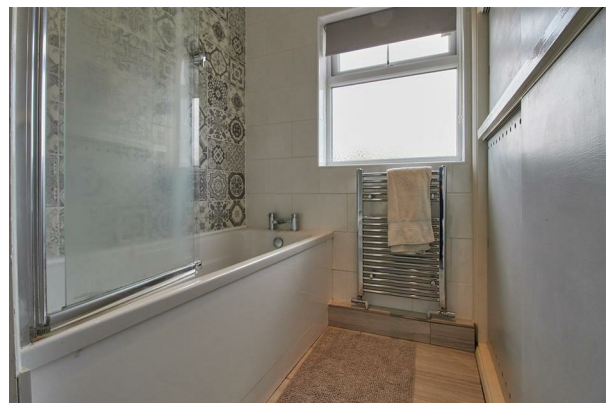
With radiator, built in work station.



BATHROOM

5'1" x 5'4" (1.55 x 1.65)

With white suite consisting panelled bath with shower unit above, glazed shower screen side. Chrome heated towel rail, ceramic tiled flooring, full height airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.



SEPARATE W.C

With low level W.C. pedestal wash hand basin, contrasting tiled surrounds including the flooring.

OUTSIDE

The property is situated on a large corner plot, having an impressive frontage screened behind a mature hedge. The front garden principally laid to lawn with surrounding beds. To the side of the property is a deep tarmac driveway offering ample carparking for approximately four cars. Leading to a brick built tandem garage (3.11m x 10.32m) with up and over door to front, side pedestrian door and window, with light and power, there is also a work bench. Double timber gates offer access to a large fully fenced and enclosed large side and rear garden. To the side of the property is a full width slabbed decorative stoned patio with outside tap and light, beyond which the garden is principally laid to lawn with surrounding beds and borders. The garden has a sunny aspect, there is also a timber summer house with power and a wood burning stove.

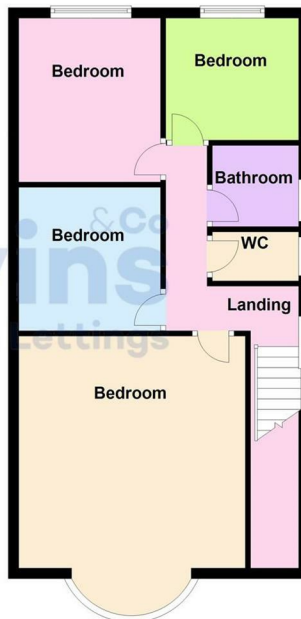




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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