

# 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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**33 BRADGATE ROAD, BARWELL, LE9 8FB**

**OFFERS OVER £190,000**

**NO CHAIN.** A vastly improved and refurbished family home on a large plot. Popular and convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, bus services, open countryside, public houses, and good access to major road links. Well presented including white panelled interior doors, wooden flooring, feature fireplace, refitted kitchen and bathroom, fitted wardrobes, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge and kitchen, 3 good bedrooms and bathroom with shower. Hard standing to front, large well kept rear garden with large entertaining room/home office with hot tub, and outside bar. Viewing recommended, carpets, curtains, blinds and light fittings included.



## TENURE

Freehold

Council Tax Band = A

## ACCOMMODATION

Attractive grey composite and panelled SUDG front door to

## ENTRANCE HALLWAY

With grey oak laminate wood strip flooring, double panelled radiator, thermostat for heating system. Inset ceiling spot lights, wired in smoke alarm, attractive white panelled interior door to

## LOUNGE DINING ROOM TO FRONT

14'6" x 12'0" (4.44 x 3.66)

With feature fireplace having ornamental wood surrounds, raised black and backing incorporating living flame pebble effect gas fire. Radiator, oak finish laminate wood strip flooring, T.V aerial point, useful under stairs storage cupboard housing the electric meters.



## REFITTED KITCHEN TO REAR

11'8" x 7'4" (3.58 x 2.24)

With a range of grey fitted kitchen units consisting inset single drainer ceramic sink and mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting black roll edge working surfaces above with inset four ring stainless steel hob unit, single fan assisted oven with grill beneath. Tiled splashback, further matching wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine. Wall mounted gas boiler for central heating and domestic hot water with digital programmer. Radiator, extractor fan, UPVC SUDG door leading to the garden, door to



## REFITTED BATHROOM TO REAR

5'3" x 7'4" (1.61 x 2.25)

With white suite consisting of L-shape panelled bath, mains rain shower above, glazed shower screen side. Vanity sink unit, gloss white double cupboard beneath, mirror fronted cabinet over the sink included, low level W.C. Contrasting decorative panelled surrounds, chrome heated towel rail, inset ceiling spot lights, extractor fan



## FIRST FLOOR LANDING

With inset ceiling spot lights, loft access.

### FRONT BEDROOM ONE

18'4" x 8'7" (5.59 x 2.63)

With one double slide wardrobe mirror glazed doors to front, further built in double and single wardrobes in white, radiator.



### BEDROOM TWO TO REAR

11'0" x 11'2" (3.36 x 3.42)

With radiator, door to airing cupboard housing the lagged copper immersion heater for supplementary domestic hot water.



### BEDROOM THREE TO REAR

8'0" x 7'6" (2.46 x 2.29)

With oak finish laminate wood strip flooring, radiator.

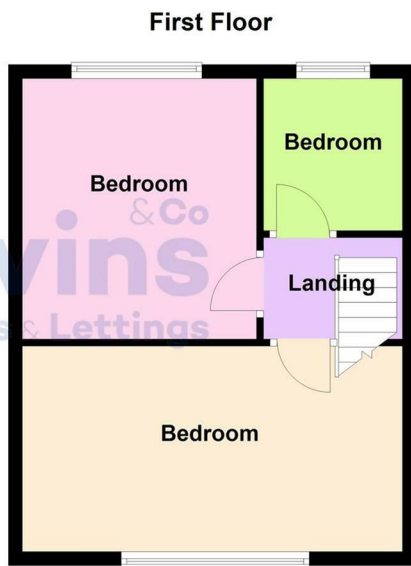
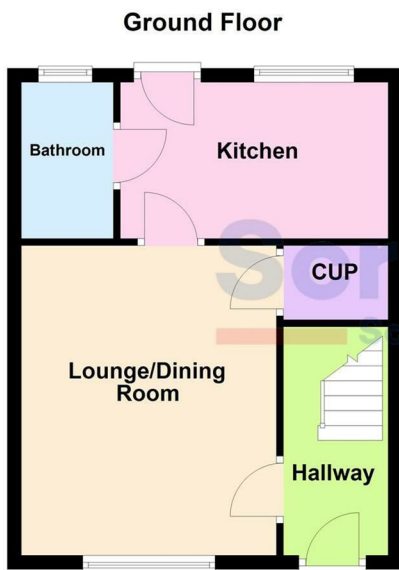
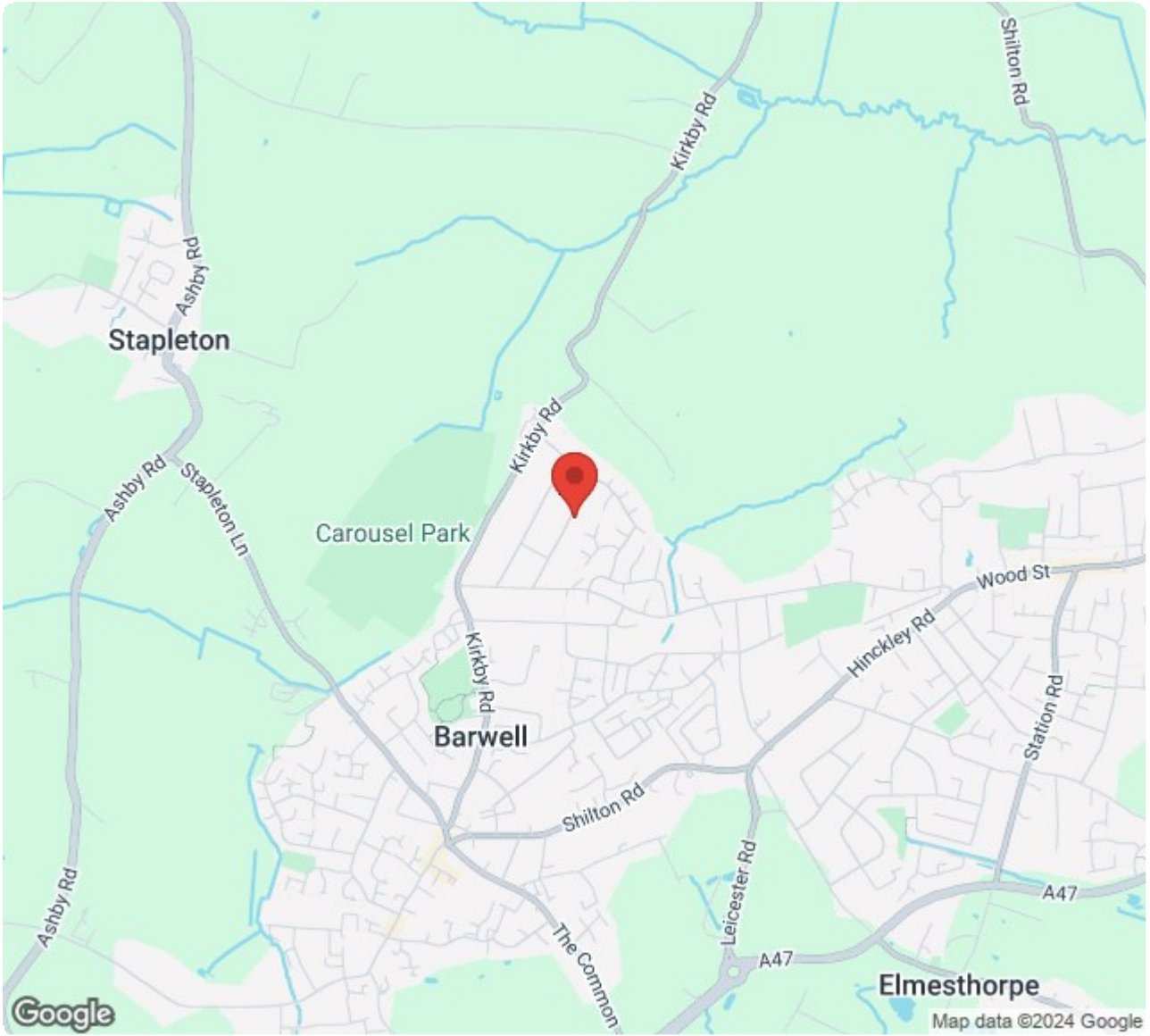


### OUTSIDE

The property is set back from the road, having a full width block paved hard standing to front. A shared covered side entrance and metal gate leads to large fenced and enclosed rear garden. With a full width block paved patio to the rear of the property. There is an outside tap, light and brick store. Beyond which the garden is principally laid to lawn with surrounding beds. There is also a timber shed beyond which is an entertaining room/home office (5.72m x 3.89m) with light and power and separate consumer unit, inset ceiling spot lights, extractor fan, Wifi, built-in bar and a hot tub. UPVC SUDG French doors to both front and rear, beyond which there is a further outside entertaining area, with timber bar with surrounding astro turf and stone border beyond which is a timber shed.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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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