

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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5 STANLEY STREET, BARWELL, LE9 8EB

£164,000

NO CHAIN. Spacious traditional terraced house. Popular and highly convenient location within walking distance of the village centre including shops, schools, doctors, dentist, parks, bus service, takeaways, public houses, car park and with good access to major road links. Well presented including feature fireplace, refitted kitchen, gas central heating and UPVC SUDG. Offers dining room, lounge, and kitchen. Three bedrooms and bathroom with shower. Long hard landscaped rear garden with brick store. Contact agent to view. Carpets, curtains and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - A

ACCOMMODATION

UPVC SUDG front door leads to:

FRONT DINING ROOM

11'2" x 12'11" (3.42 x 3.96)

Fitted gas fire on raised quarry tiled hearth, fitted electric meter cupboard to side alcove and double panel radiator. Wood and glazed door to:



INNER LOBBY

Door to useful understairs storage cupboard with light and power. Further wood and glazed door leads to:

REAR LOUNGE

12'11" x 12'4" (3.95 x 3.76)

Feature stone fireplace having raised quarry tiled hearth incorporating a fitted gas fire. Raised TV plinth to side, double panel radiator, TV and telephone points. Door and stairway to first floor. Wood and glazed door leads to:

REFITTED KITCHEN TO REAR

8'10" x 6'1" (2.70 x 1.86)

Range of medium ash fitted kitchen units consisting inset one and half bowl stainless steel sink with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit with contrasting black roll edge surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath and integrated extractor above. Further matching range of wall mounted cupboard units. Integrated larder fridge, plumbing for automatic washing machine that's included. Grey vinyl tiled flooring, double panel radiator and UPVC SUDG door to the rear of the property.

FIRST FLOOR LANDING

Single panel radiator and loft access.

REAR BEDROOM ONE

12'4" x 11'4" (3.77 x 3.47)

Radiator.



FRONT BEDROOM TWO

11'3" x 7'4" (3.44 x 2.25)

Radiator and built in wardrobe over the stairs.



FRONT BEDROOM THREE

7'1" x 8'2" (2.17 x 2.50)

Radiator.



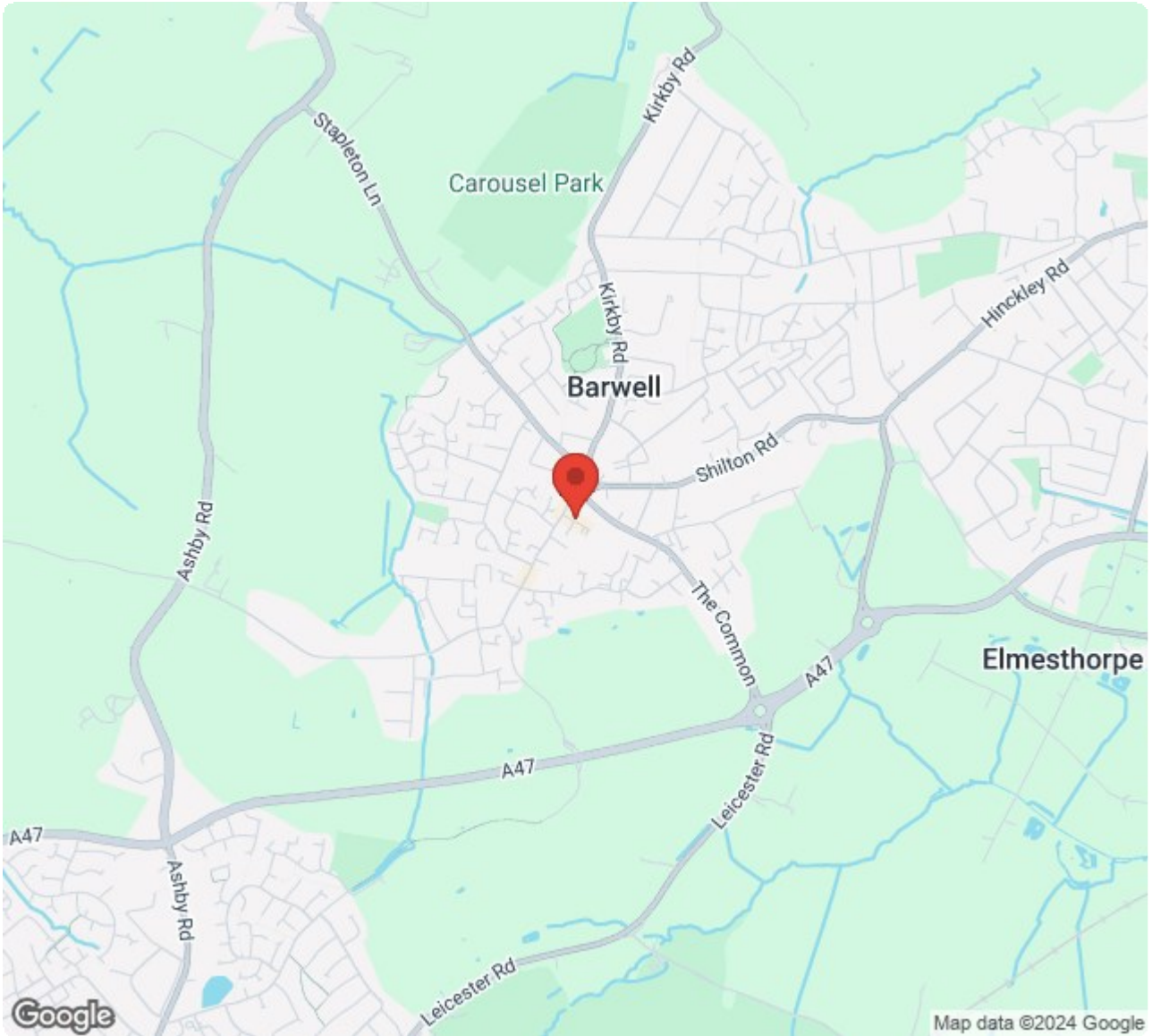
BATHROOM TO REAR

12'6" x 6'3" (3.83 x 1.91)

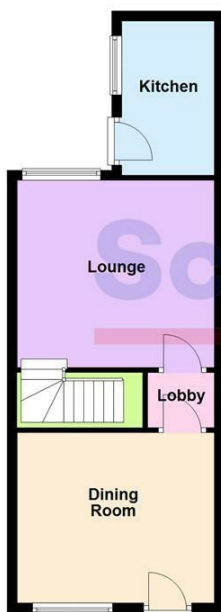
White suite consisting panelled bath with electric shower unit above, pedestal wash hand basin and low level WC. Built in double linen cupboard, radiator and contrasting tiled surrounds.

OUTSIDE

The property is set back from the road with a covered shared side access leading to the rear of the property. Timber gate leads to a fully fenced and enclosed slabbed rear yard with outside light. Attached to the rear of the property is a brick built WC with UPVC SUDG door, low level WC, wall mounted Vaillant gas condensing combination boiler for central heating and domestic hot water, cold water tap and wall mounted gas meter. Long rear garden which is principally hard landscaped in slabs with inset shrubs and to the top of the garden is a full width brick store



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(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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