

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



255 KIRKBY ROAD, BARWELL, LE9 8FR

ASKING PRICE £230,000

NO CHAIN Impressive 2006 Barratt built semi detached family home close to open countryside. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, takeaways, public houses, bus services and good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, ceramic tiled flooring, wired in smoke alarms, alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hallway, lounge with feature fireplace, inner lobby, separate WC, dining room and fitted kitchen. 3 bedrooms (main with en suite shower room) and family bathroom. Private driveway to rear, front and enclosed sunny rear garden. Viewing recommended. Carpets, blinds, light fittings, white goods and shed included.



TENURE

Council tax band= C

ACCOMMODATION

Open canopy porch with outside lighting, attractive white panelled SUDG front door to

ENTRANCE HALLWAY

With single panelled radiator, keypad for burglar alarm system, wall mounted consumer unit, attractive white six panelled interior doors to

FRONT LOUNGE

14'8" x 12'6" (4.48 x 3.82)

With feature contemporary fireplace having ornamental stone finish surrounds, raised marble hearth and backing incorporating a living flame stainless steel pebble effect electric fire, double panelled radiator, TV aerial point including Sky, inset ceiling spotlights and a door to an



INNER LOBBY

With thermostat for the central heating system, wired in smoke alarm and a door to

SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splash backs and a radiator.



REAR DINING ROOM

8'3" x 8'1" (2.54 x 2.47)

With double panelled radiator, telephone points, UPVC SUDG sliding patio doors to rear garden and feature archway through to



FITTED KITCHEN TO REAR

9'0" x 7'1" (2.75 x 2.17)

With a range of beech finish fitted kitchen units consisting inset one and a half bowl, single drainer stainless steel sink unit, mixer taps above and cupboard beneath. Further matching floor mounted cupboard units, drawers, contrasting grey roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor above and tiled splash backs. Further matching range of wall mounted cupboard units, one concealing the gas condensing boiler for the central heating and domestic hot water with digital programmer. There is also an integrated dishwasher, plumbing for automatic washing machine and ceramic tiled flooring.



FIRST FLOOR LANDING

With single panelled radiator, wired in smoke alarm, door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary and domestic hot water and loft access with lighting.

FRONT BEDROOM ONE

12'7" x 12'4" (3.84 x 3.78)

With a range of fitted bedroom furniture in beech consisting two double wardrobes units, radiator and door to



EN SUITE SHOWER ROOM

5'10" x 3'0" (1.78 x 0.92)

With white suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, contrasting tiled surrounds, radiator, inset ceiling spotlights and extractor fan.



BEDROOM TWO TO REAR

9'4" x 8'2" (2.86 x 2.50)

With single panelled radiator.



BEDROOM THREE TO REAR

7'2" x 6'2" (2.20 x 1.89)

With radiator.



FAMILY BATHROOM

6'2" x 6'3" (1.90 x 1.91)

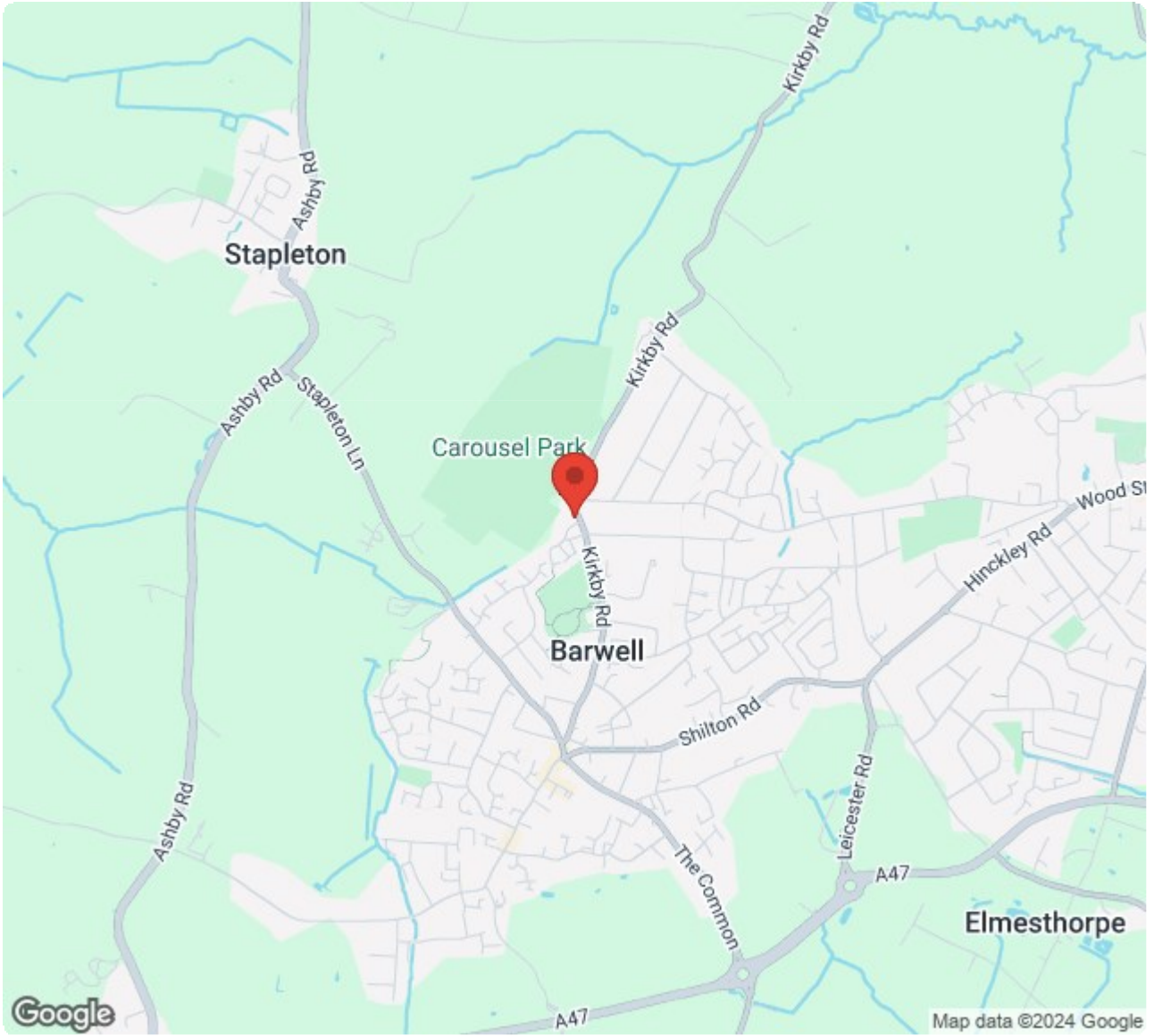
With white suite consisting panelled bath, mixer tap and shower attachment above, glazed shower screen to side, low level WC, pedestal wash hand basin, mirror above, shaver point, radiator, inset ceiling spotlights and extractor fan.



OUTSIDE

The property is set back from the road, screened behind a mature hedge and ornamental wrought iron railings. The front garden is hard landscaped in decorative stones with inset shrubs. A timber gate and block paved pathway leads to the fully fenced and enclosed rear garden which has a full width timber decking patio adjacent to the rear of the house. Beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. There is also a further circular flagged stoned patio, an outside tap and timber shed. From the top of the garden this leads to a tarmac driveway and the garden has a sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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