

Scrivins & Co

Sales & Lettings

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

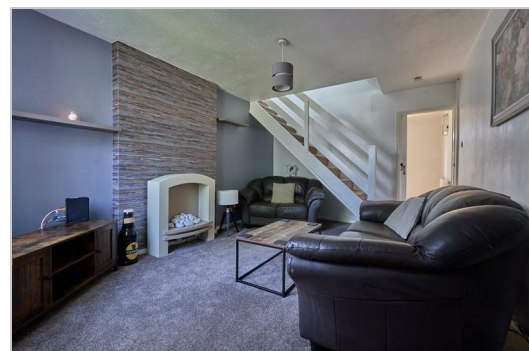
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



66 MOORE ROAD, BARWELL, LE9 8AG

OFFERS OVER £175,000

NO CHAIN. Attractive modern William Davis built town house. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, parks, takeaways, public houses and with good access to major road links. Well presented and much improved including white panelled interior doors, feature contemporary fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance porch, lounge and dining kitchen. Two double bedrooms and bathroom with shower. Driveway to garage. Front and sunny rear gardens. Contact agent to view. Carpets, curtains, settees and white goods included.



TENURE

Freehold

Council tax band B

ACCOMMODATION

Attractive red panelled and SUDG and colour leaded front door, with outside lighting, to:

ENTRANCE PORCH

Laminate wood strip flooring, overhead lighting and attractive six panel interior door to:

FRONT LOUNGE

14'6" x 10'9" (4.44 x 3.28)

Feature contemporary fireplace incorporating living flame coal effect electric fire. Display shelving to side alcoves, two radiators, TV aerial and telephone points. Two and three seater settees included. Stairway to first floor.



FITTED DINING KITCHEN TO REAR

15'2" x 7'7" (4.64 x 2.32)

Range of beech finish fitted kitchen units consisting inset single drainer resin sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and drawers with contrasting grey roll edge working surfaces above and tiled splashbacks. Inset four ring gas hob unit and single gas oven beneath. Further matching wall mounted cupboard units including one display unit with glazed door. Appliance recess points, washing machine and fridge freezer included. Wall mounted gas boiler for central heating and domestic hot water. Radiator and UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

Loft access.

FRONT BEDROOM ONE

11'7" x 10'9" (3.54 x 3.29)

Radiator and thermostat for central heating system. Door to walk in wardrobe/airing cupboard over the stairs housing cylinder with fitted immersion heater for supplementary domestic hot water, fitted shelving and hanging rail, power point and digital programmer for central heating and domestic hot water.



FRONT BEDROOM TWO

7'9" x 8'9" (2.38 x 2.69)

Radiator and free standing display unit in beech.



BATHROOM TO REAR

6'6" x 5'7" (1.99 x 1.71)

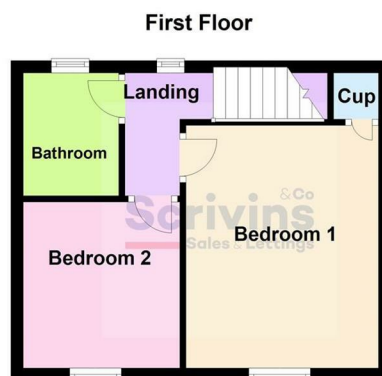
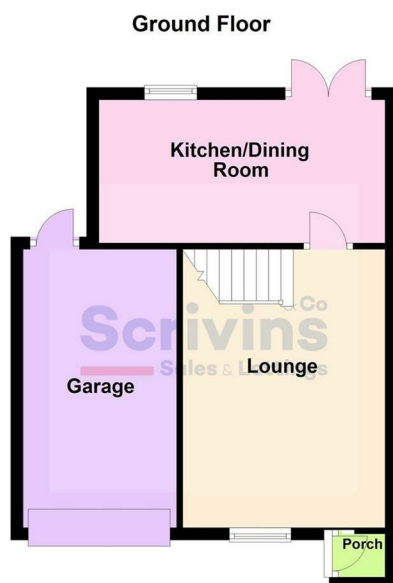
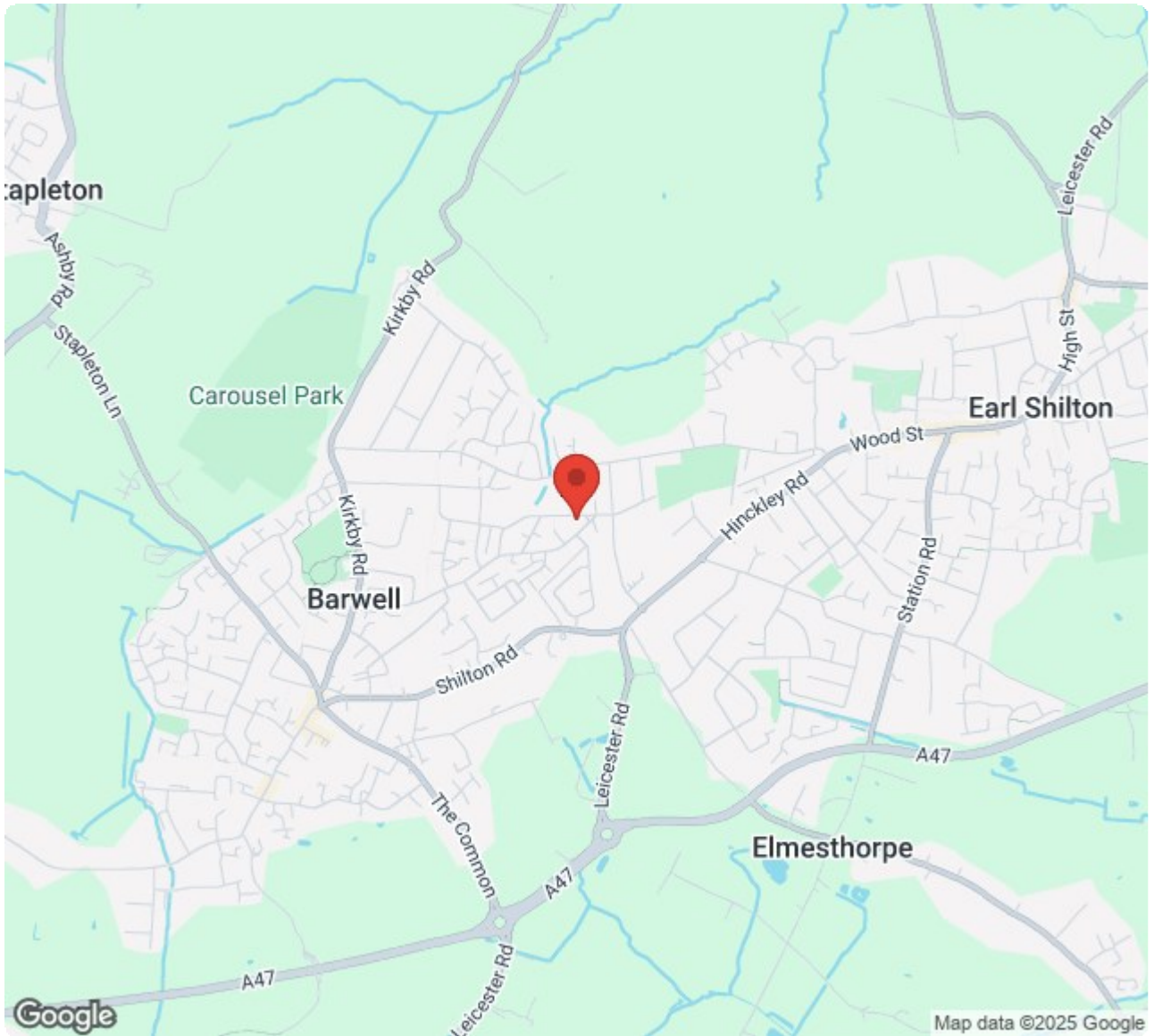
White suite consisting panelled bath with electric shower unit above, pedestal wash hand basin and low flush. Contrasting fully tiled surrounds, radiator and grey oak laminate wood strip flooring.



OUTSIDE

The property is nicely situated set back from the road with front garden principally laid to lawn. Tarmacadam driveway leads to single brick built garage 2.49m x 4.51m with up and over door to front and rear pedestrian access housing meters and has light, tap and power. Fully fenced and enclosed rear garden with a sunny aspect, having full width timber decking patio adjacent to the rear of the property edged by low brick retaining wall and rockery. Beyond which the garden is mainly laid to lawn with surrounding beds. To the top of the garden is a covered area ideal for BBQ and patio area. Outside light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		
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