

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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9 AMBLESIDE, BARWELL, LE9 8BA

ASKING PRICE £200,000

Spacious Pegg built semi detached family home on a good sized plot. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, takeaways, public houses and with good access to major road links. Well presented and much improved including wooden flooring, feature fireplace, refitted bathroom, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, dining kitchen and UPVC SUDG conservatory to rear. Three bedrooms and bathroom with shower. Wide driveway to carport and detached garage. Enclosed sunny rear garden. Contact agent to view. Carpets, blinds and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Attractive UPVC SUDG and leaded front door with outside lighting to:

ENTRANCE HALLWAY

Grey distressed laminate wood strip flooring, double panel radiator, fitted meter cupboard, coving to ceiling and wired in smoke alarm. Stairway to first floor. Door to:

REFITTED BATHROOM

6'1" x 5'5" (1.87 x 1.67)

White suited consisting panelled bath with mains rain shower above and glazed shower screen to side, vanity sink unit with gloss white cupboard beneath and low level WC. Contrasting tiled surrounds including the flooring, white heated towel rail and extractor fan.



FRONT LOUNGE

15'10" x 10'11" (4.84 x 3.34)

Feature fireplace having ornamental white wooden surround, raised hearth and backing incorporating living flame pebble effect gas fire, radiator and TV aerial point including Sky. Grey distressed laminate wood strip flooring, coving to ceiling.



DINING KITCHEN

9'10" x 12'9" (3.01 x 3.89)

Two inset circular sink units with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting roll edge working surfaces above and tiled splashbacks. Inset four ring ceramic hob unit, single oven with grill beneath and integrated extractor above. Further matching wall mounted cupboard units. Integrated larder fridge, radiator, ceiling mounted fan light and laminate wood strip flooring. door to built in storage cupboard/cloakroom. UPVC SUDG door leads to:



UPVC SUDG CONSERVATORY TO REAR

13'5" x 7'8" (4.10 x 2.36)

Two double power points, one wall light, plumbing for automatic washing machine and UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

Wired in smoke alarm.

FRONT BEDROOM ONE

15'10" x 9'2" (4.83 x 2.80)

Radiator.



BEDROOM TWO TO REAR

7'8" x 13'8" (2.36 x 4.19)

Built in double wardrobe and single panel radiator.



BEDROOM THREE TO REAR

7'9" x 7'4" (2.37 x 2.26)

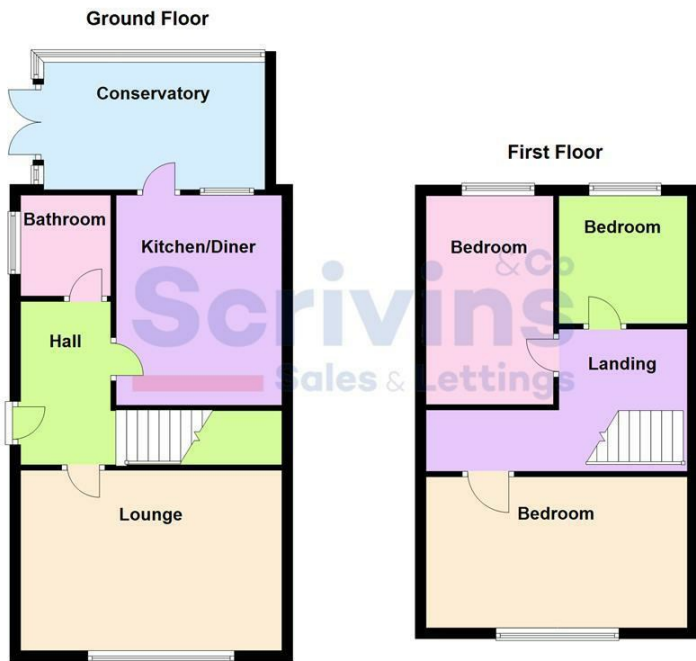
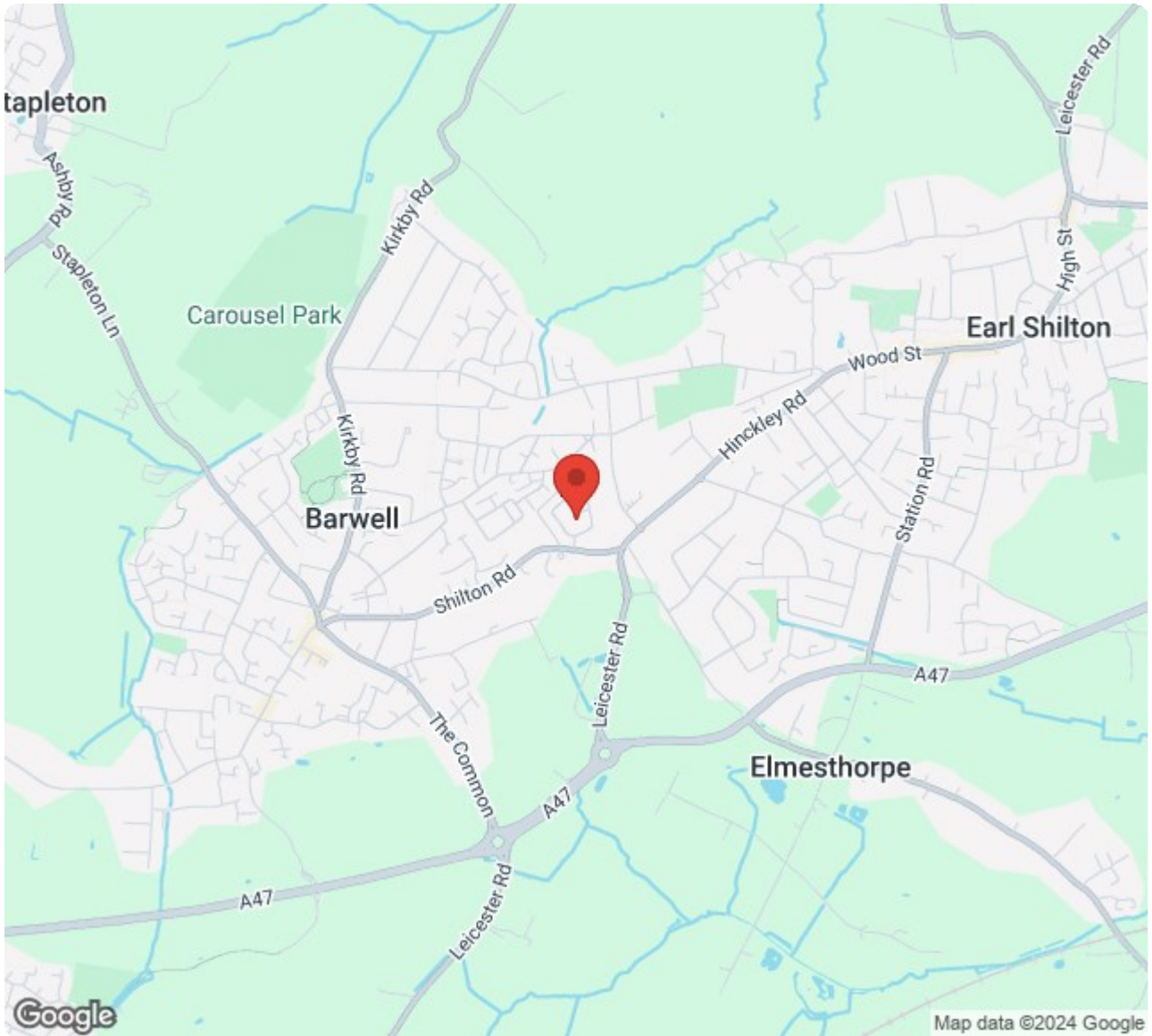
Radiator and wall mounted Vaillant gas condensing combination boiler for central heating and domestic hot water with built in programmer (new as of 2016.) Built in storage cupboard.



OUTSIDE

The property is nicely situated in a cul de sac, set back from the road. Having a full width block paved driveway to the front with double timber gates lead down the side of the house to a carport. Beyond which is a detached sectional concrete garage 2.77m x 5.55m with double timber doors to front, side pedestrian door and windows, light and power. A timber gate leads between the house and garage to the fully fenced and enclosed rear garden. A slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. The garden has a sunny aspect and an outside tap.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 37 | |
| (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 | | | |
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