

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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43 MOORE ROAD, BARWELL, LE9 8AG

OFFERS OVER £240,000

Vastly improved and refurbished traditional semi detached family home on a large plot with open aspect to rear. Popular and convenient location within walking distance to the village centre including shops, schools, doctors, dentists, bus service, public houses, takeaways, open countryside and good access to major road links. Immaculately presented including white panelled interior doors, wooden flooring, decorative balustrades, feature panelled walls, modern kitchen, refitted bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, through lounge dining room, kitchen, brick built WC, utility area and store rooms. Three double bedrooms and bathroom with shower. Driveway, front and large rear garden with entertaining area and large shed. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Attractive white composite and panelled SUDG front door to

ENTRANCE HALLWAY

With laminate wood strip flooring, single panelled radiator, digital thermostat for the central heating system. Stairway to first floor. White wood panel and glazed door to



REAR FITTED BREAKFAST KITCHEN

9'2" x 13'3" (2.80 x 4.06)

With a range of grey fitted kitchen units consisting inset single drain stainless steel sink unit mixer taps above, cupboard beneath, further matching range of floor mounted cupboard units and four drawer unit, contrasting roll edge working surfaces above. Painted tongue and groove splashbacks. Further matching range of wall mounted cupboard units, one tall double larder cupboard. Appliance recess points. Gas and electric cooker point. Laminate wood strip flooring, radiator, white wood panel and glazed door leads to the brick built WC/Utility. White wood panel and glazed door leads to



THROUGH LOUNGE DINING ROOM

10'11" x 22'11" (3.34 x 7.01)

Lounge area to front - With laminate wood strip flooring, radiator, feature panelled wall, coving to ceiling.

Dining Area to Rear - With laminate wood strip flooring, radiator, panelling to one wall, coving to ceiling, UPVC SUDG french doors leading to the rear garden.

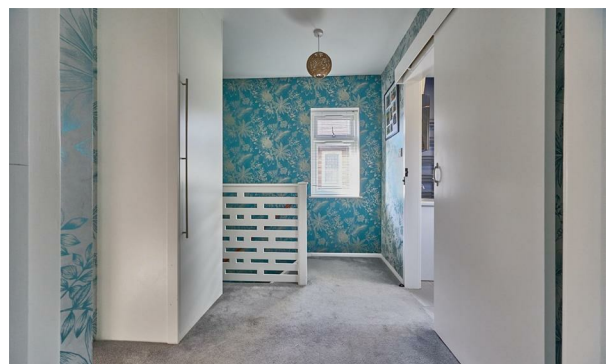


BRICK BUILT WC/UTILITY AREA

With white low level WC, wall mounted sink unit, fitted shelving. Cupboard side entry with plumbing for automatic washing machine, door to brick store to rear.

FIRST FLOOR LANDING

With built in floor to ceiling white storage cupboard, large loft access with extending timber ladder for access, the loft is majority boarded with lighting. Attractive white two panelled interior door to



FRONT BEDROOM ONE

12'6" x 10'11" (3.82 x 3.33)

With radiator.



REAR BEDROOM TWO

10'8" x 10'2" (3.26 x 3.11)

With a range of fitted bedroom in white consisting one double and two single wardrobe units, radiator.



FRONT BEDROOM THREE

8'11" x 9'5" (2.74 x 2.88)

With built in storage cupboard, radiator.



REAR REFITTED BATHROOM

8'11" x 5'5" (2.74 x 1.66)

With white suite consisting panelled bath, main shower unit above, vanity sink with gloss white double cupboard beneath, low level WC and bidet. Contrasting tiled surrounds including the flooring. Chrome heated towel rail. Extractor fan.



OUTSIDE

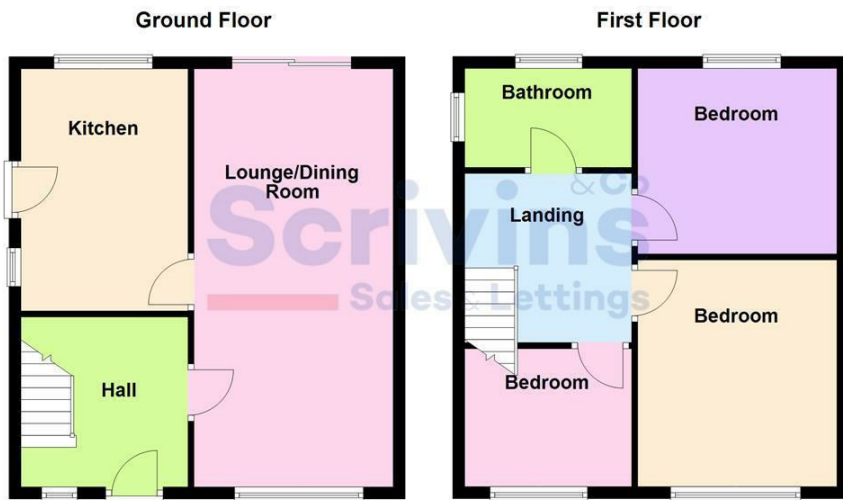
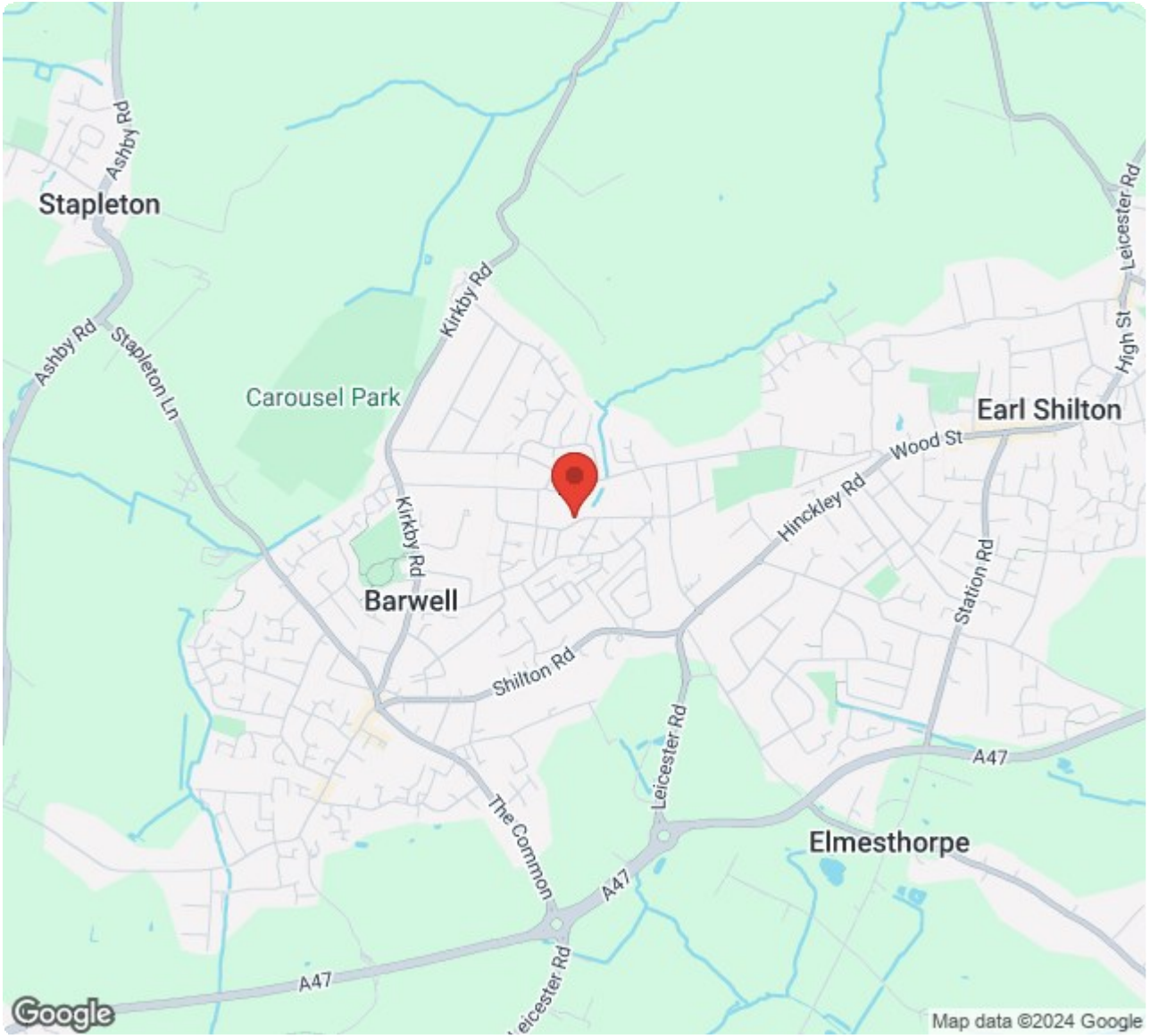
The property is set back from the road screened behind picket fencing, the front garden is principally laid to lawn. A tarmacadam driveway to side offering ample car parking. There is a good sized fully fenced enclosed rear garden overlooking a park to rear, having a deep full width grey stone tiled patio adjacent to the rear of the property with a cover and entertaining area over half the patio with LED lighting. Outside tap beyond which the garden is principally laid to lawn with surrounding decorative stone borders with inset shrubs, beyond which is further decorative stone and ceramic tiled patio.



LARGE METAL SHED

16'5" x 9'3" (5.01 x 2.82)

With double doors to front, further metal shed included.



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