

# 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



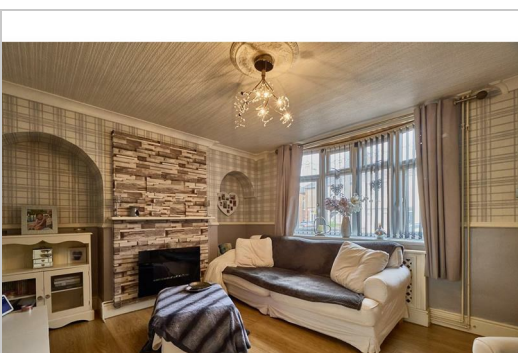
**72 BRADGATE ROAD, BARWELL, LE9 8FA**

**ASKING PRICE £200,000**

**NO CHAIN.** Traditional semi detached family home on a large plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, open countryside and with good access to major road links. Well presented, the property benefits from refitted bathroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge, kitchen and conservatory.

Three bedrooms, bathroom and separate WC. Wide driveway to front. Large enclosed rear garden.

Viewing highly recommended.



## TENURE

Freehold

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE HALLWAY

With panelled door to

## LOUNGE

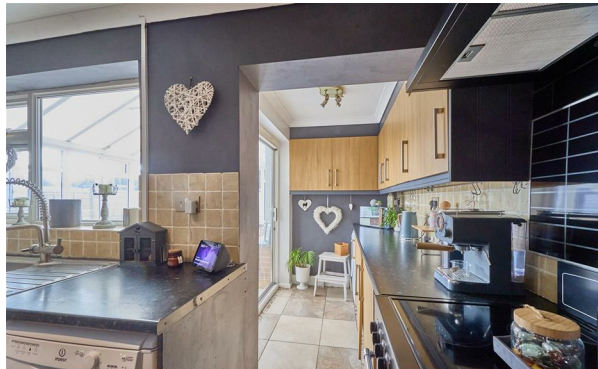
12'10" x 11'11" (3.92 x 3.64)

With wood strip laminate flooring, bay window with feature electric fire. Radiator with white timber painted decorative cover. Panelled door to under stairs cupboard for storage with shelving. Archway to

## KITCHEN L SHAPE

11'9" x 14'7" (3.59 x 4.47)

With tiled flooring, range of laminated wood floor standing kitchen units with stone effect roll edged work tops above. Single drain sink with chrome mixer taps above. Belling electric range cooker, extractor above. Freestanding Indesit dishwasher. American style Samsung fridge freezer, Hotpoint washer/dryer. Tiled splashbacks, further range of wall mounted kitchen units. Panelled door to



## BATHROOM

5'2" x 4'8" (1.59 x 1.43)

With tile effect lino flooring, two piece suite consisting of panelled bath with chrome mixer tap, Triton electric shower above. Vanity sink unit with chrome mixer tap, tiled surrounds. White towel radiator heater, inset spotlights. Archway to



## TOILET

With tile effect lino flooring, low level WC, wooden panelling, double sliding doors to



## CONSERVATORY

12'3" x 15'11" (3.74 x 4.87)

With tiled flooring, double panelled radiator x 2, York air conditioning unit, fan light. Double French doors leading to the rear garden.



## FIRST FLOOR LANDING

With smoke alarm, with loft access, panelled door to

### FRONT BEDROOM ONE

12'4" x 8'6" (3.76 x 2.60)

With single panelled radiator, TV aerial point. Double width black glass fronted wardrobes with shelving and hanging rails. Coving to ceiling.



### REAR BEDROOM TWO

9'3" x 10'11" (2.84 x 3.34 )

With single panelled radiator.



### REAR BEDROOM THREE

7'11" x 7'6" (2.42 x 2.31)

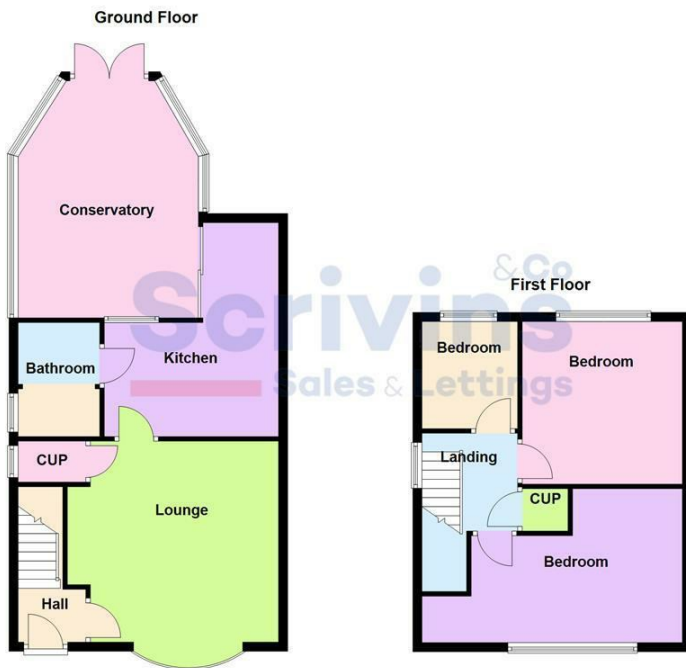
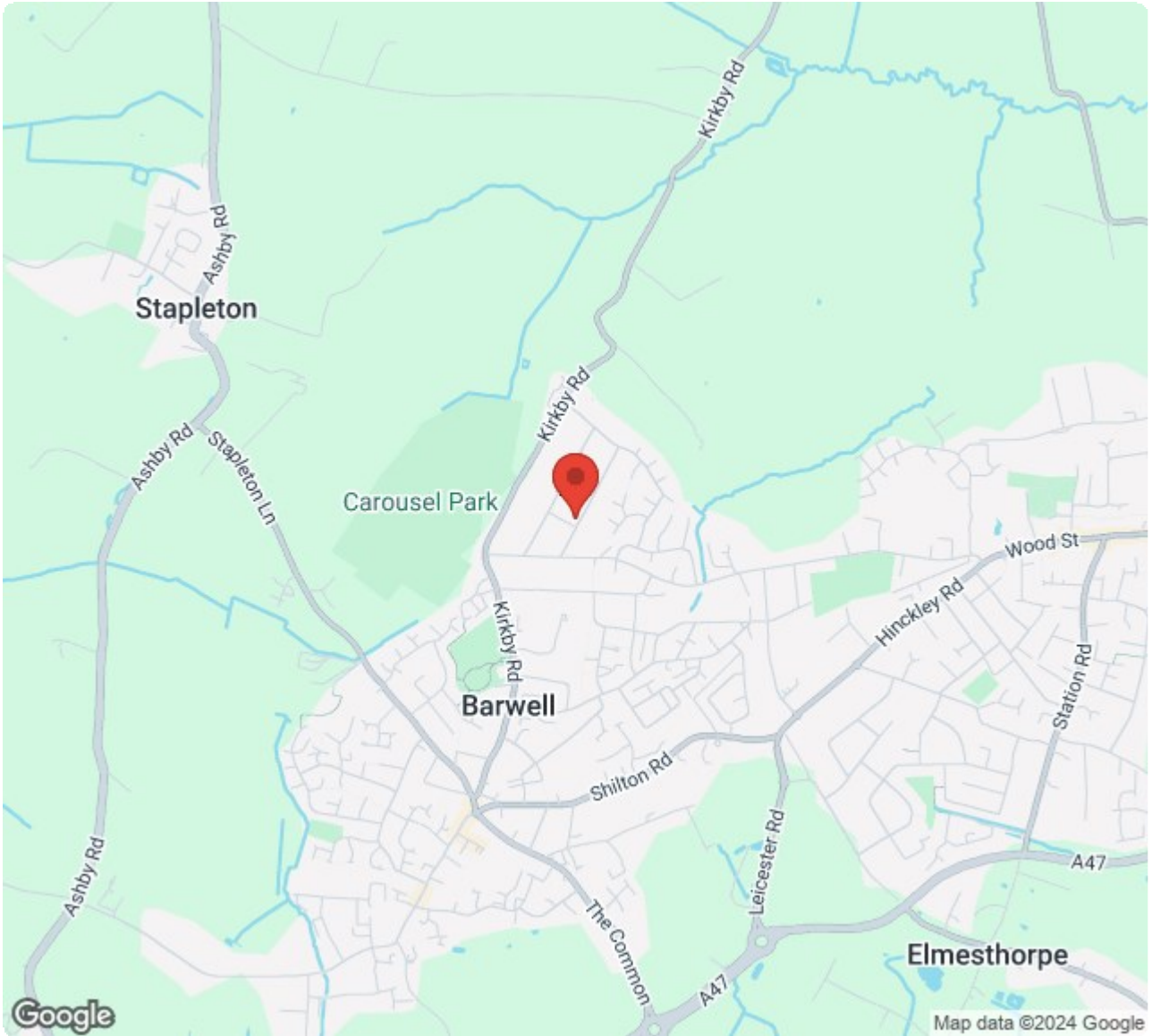
With single panelled radiator. Cupboard housing the Gloworm combination boiler for domestic hot water and gas central heating.



### OUTSIDE

The property to front has block pave driveway enclosed with fencing leading to decorative stone side access to timber pedestrian gate to rear access. The rear garden has a concrete slabbed patio adjacent to the rear of the property, further decorative stone patio. The garden is predominantly laid to lawn, enclosed with fencing with metal shed and mature shrubs, outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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