

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 56 CHAPEL STREET, BARWELL, LE9 8DD

**OFFERS OVER £170,000**

No Chain. Extended, vastly improved modernised and refurbished traditional terraced cottage property. Popular and convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, bus service, takeaways, public houses and good access to major road links. Immaculate, contemporary style interior includes white panel interior doors, wooden flooring, feature fireplace. Refitted kitchen and bathroom, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, open plan living/dining kitchen with built in appliances and separate WC. Two double bedrooms and bathroom with shower. Long private sunny rear garden with brick store. Viewing recommended. Carpets and blinds included



## TENURE

Freehold

## ACCOMMODATION

UPVC SUDG Front Door to

### FRONT LOUNGE

11'8" x 11'9" (3.58 x 3.60)

With feature arch topped fireplace with raised slate hearth concealed lighting above, fitted white meter cupboard to side alcove. Oak finish laminate wood strip flooring, radiator, TV aerial point. Attractive white six panelled interior doors to



### INNER LOBBY

With stairway to first floor, wired in smoke alarm. Inset ceiling spotlight. Door to

### OPEN PLAN LIVING DINING FITTED KITCHEN

12'9" x 19'5" (3.89 x 5.94)

Living Dining Area - With oak finish laminate wood strip flooring, radiator, inset ceiling spotlights. TV aerial point, thermostat for central heating system.

Fitted Kitchen - With a range of matt white fitted kitchen units consisting inset single drainer stainless steel sink unit, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, single oven with grill beneath. Integrated extractor hood above, grey tiled splashbacks, further matching wall mounted cupboard units, one concealing the Gloworm gas condensing combination boiler for central heating and domestic hot water with built in programmer. Appliance recess points, plumbing for automatic washing machine. Inset ceiling spotlights, wired in heat detector. UPVC SUDG french doors to the rear garden



### SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, oak finish laminate wood strip flooring, extractor fan.



### FIRST FLOOR LANDING

With radiator, wired in smoke alarm, inset ceiling spotlights .

### FRONT BEDROOM ONE

11'8" x 11'11" (3.58 x 3.64)

With radiator, TV aerial point. Door to.



### REAR BEDROOM TWO - L SHAPE

8'0" max x 19'5" max (2.46 max x 5.94 max)

With double panelled radiator, TV aerial and power point for wall mounted flat screen TV. Built in wardrobes / storage cupboard with lighting and loft access above.



### REAR REFITTED BATHROOM

7'9" x 5'11" (2.37 x 1.81)

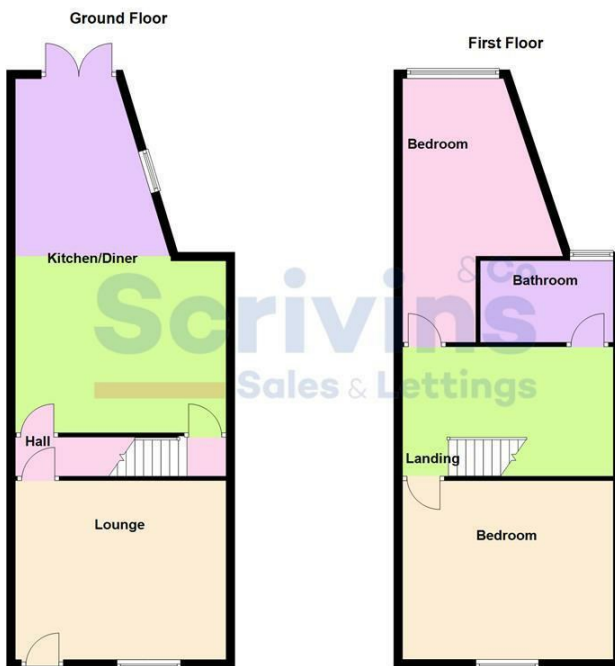
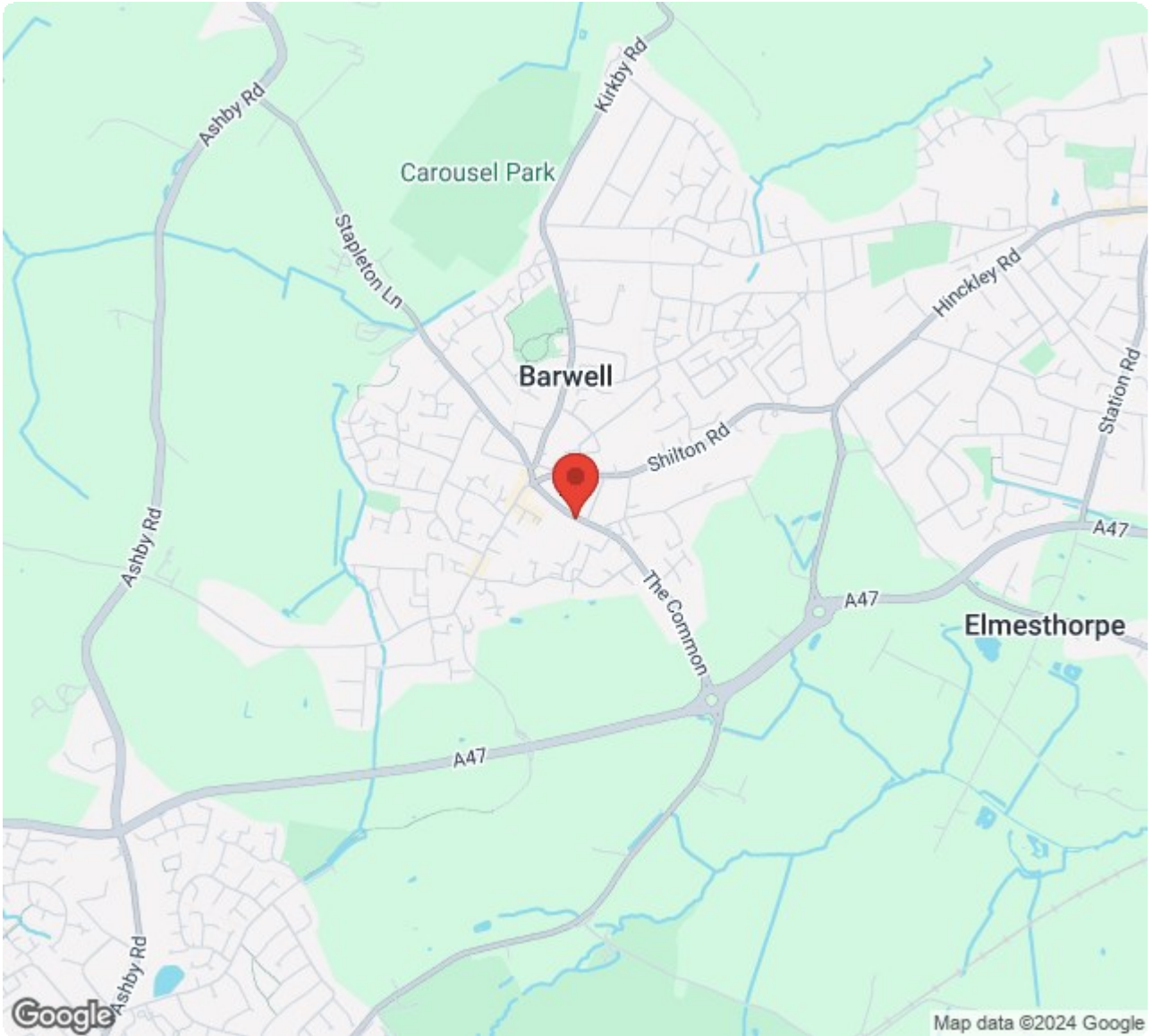
With white suite consisting panelled bath, main shower unit above, glazed shower screen to side. Pedestal wash hand basin, low level WC contrasting fully tiled surrounds including the flooring. Inset ceiling spotlights and heated towel rail.



### OUTSIDE

There is a shared pedestrian access leading through a timber gate to the rear of the property where there is a slabbed rear yard with outside power point, tap and lighting. There is a fully fenced enclosed long private rear garden which is principally laid to lawn, it has a sunny aspect and to the top of the garden there is a brick store.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>77</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 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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