

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**23 BYRON STREET, BARWELL, LE9 8FE**

**ASKING PRICE £250,000**

No Chain. Extended traditional bay fronted detached family home on a large plot. Popular and convenient non estate location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, takeaways, public houses, open countryside and with good access to major road links. In need of updating, benefits from white panelled interior doors, refitted shower rooms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open porch, entrance hall, lounge, dining room, bedroom four/family room with en suite shower room and dining kitchen. Three double bedrooms and shower room. Full width driveway and good sized mature rear garden with brick built WC. Contact agents to view. Carpets included.



## TENURE

Freehold

## ACCOMMODATION

Open canopy porch with terazzo tiled flooring, attractive UPVC SUDG front door with matching side panels leads to

### ENTRANCE HALLWAY

With single panelled radiator, thermostat for central heating system, stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath with fitted shelving and lighting, this also houses the meters. Attractive white six panelled interior doors to

### FRONT DINING ROOM

11'11" x 11'9" (3.65 x 3.60)

Single panelled radiator, three matching wall lights. White wood pine glazed double doors lead to



### REAR LOUNGE

11'1" x 13'6" (3.40 x 4.14)

Double panelled radiator, three matching wall lights. UPVC SUDG sliding patio doors to the rear garden.



### REAR DINING KITCHEN

17'8" x 9'6" (5.41 x 2.91)

Inset single drainer white resin sink unit, double base unit beneath, further matching floor mounted cupboard unit and drawers. Contrasting Formica working surfaces above. Further wall mounted cupboard unit. Appliance recess points, electric cooker point. Two radiators, UPVC SUDG door to the rear garden.



### BEDROOM FOUR/FAMILY ROOM TO FRONT

8'6" x 8'11" (2.60 x 2.72)

Radiator, two matching wall lights and door to;



### REFITTED SHOWER ROOM

8'6" x 5'9" (2.61 x 1.77)

White suite consisting fully tiled walk in shower with glazed shower screen, vanity sink unit with gloss white double cupboard beneath and illuminated cupboard above and low level WC. Contrasting tiled surrounds, wall mounted mirror fronted bathroom cabinet, radiator, inset ceiling spotlights, extractor fan and luxury vinyl tiled flooring. Door to cupboard housing Glow worm gas condensing combination boiler for central heating and domestic hot water with built in programmer.



### FIRST FLOOR LANDING

White spindle balustrade, storeroom/wardrobe to front, loft access with extending aluminium ladder (loft is boarded with lighting)

### FRONT BEDROOM ONE

12'1" x 12'8" (3.70 x 3.88)

Radiator.



### BEDROOM TWO TO REAR

11'1" x 13'6" (3.40 x 4.12)

Radiator and fitted shelving.



### BEDROOM THREE

13'6" x 8'7" (4.13 x 2.64)

Radiator and built in full height double linen cupboard.



### REFITTED SHOWER ROOM TO REAR

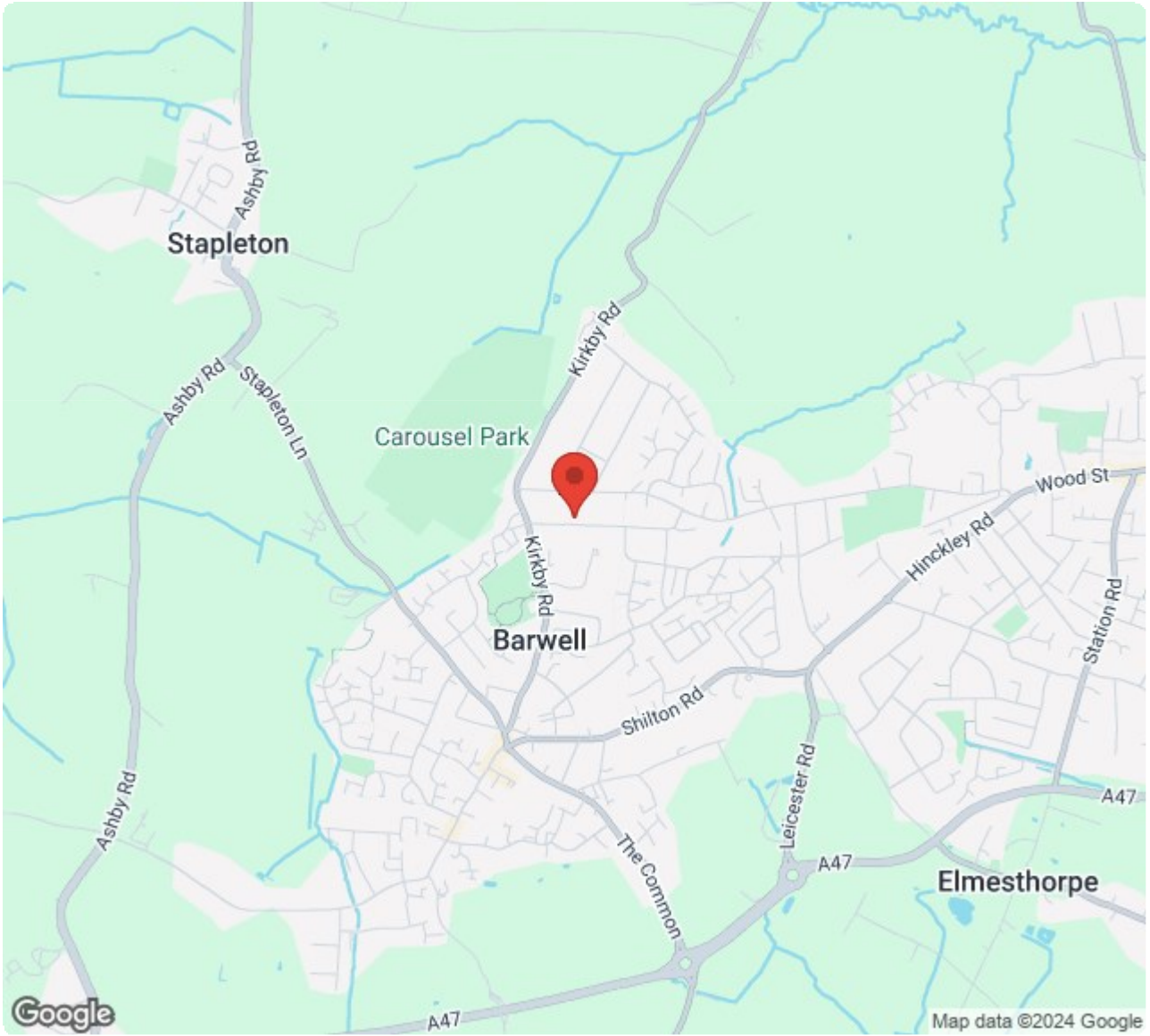
6'9" x 7'3" (2.08 x 2.23)

White suite consisting fully tiled walk in shower with glazed shower screen and electric shower unit above, vanity sink with gloss white double cupboard beneath and low level WC. Contrasting tiled surrounds, luxury vinyl tiled flooring and radiator.

## OUTSIDE

The property is set back from the road having a full width Tarmacadam driveway to front. Slabbed right of way leading through a timber gate to the good sized fully fenced and enclosed rear garden. Full width concrete patio adjacent to the rear of the property where there is a brick built WC with low level WC. Timber shed. Beyond which the garden is principally laid to lawn with well stocked beds and borders, mature apple trees and a walnut tree. Outside light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</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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