

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



120 HINCKLEY ROAD, BARWELL, LE9 8DN

OFFERS OVER £240,000

NO CHAIN. Extended traditional bay fronted semi detached family home of character on a large plot set back from the road. Sought after and convenient non estate location with open views to front & rear. Within walking distance of the village centre and easy access to major road networks. The property benefits from gas central heating, coving and UPVC SUDG. Spacious accommodation offers entrance hallway, living dining room, lounge, kitchen and side porch. Three bedrooms and family bathroom. Long driveway to front. Front and large mature rear garden. White goods, carpets, curtains, light fittings and some furniture included. Sold as seen. Viewing highly recommended.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

There is a ring doorbell, UPVC SUDG front door to

ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades, storage cupboard. Double panelled radiator, archway to the



EXTENDED REAR LIVING/DINING ROOM

18'1" x 13'6" (5.52 x 4.14)

With wall mounted coal effect gas fire, back boiler for the central heating with wall mounted thermostat. Coving to ceiling. Double panelled radiator. Telephone point, TV point, cupboard to side alcove. Double wooden and glazed doors to



FRONT LOUNGE

10'5" x 13'3" into bay (3.20 x 4.04 into bay)

With single panelled radiator, feature fireplace incorporating an electric fire. Chimney breast can easily rebuilt in this room so that the fireplace could be opened up. Wall lights. Coving to ceiling.



REAR KITCHEN

8'8" x 6'5" (2.65 x 1.96)

With wooden fitted kitchen units, roll edge working surfaces above, one and a half bowl sink with drainer, mixer tap above, cupboard beneath. Four ring gas hob with gas double oven and grill beneath. Extractor fan above. Integrated Hotpoint washing machine, further range of wall mounted cupboard units and tiled splashbacks, tiled flooring. A large pantry cupboard houses the Hotpoint fridge freezer, the electric meter and the electric consumer unit. UPVC SUDG glazed door to



SIDE PORCH

With a door to separate WC with low level WC and door to useful storage cupboard with shelving and UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With loft access, the loft is insulated, a wooden interior door to

FRONT BEDROOM ONE

12'10" into bay x 10'5" (3.93 into bay x 3.20)

With single panelled radiator, a range of furniture which is included, consisting of a double wardrobe, dressing table and a set of drawers. Also built in wardrobe with rail and cupboard above.



REAR BEDROOM TWO

11'3" x 8'9" (3.44 x 2.69)

With two built in wardrobes, one housing the lagged cylinder for the hot water with shelving. Single panelled radiator.



REAR BEDROOM THREE

6'6" x 8'0" (2.00 x 2.46)

With single panelled radiator and double wardrobe which is included. Coving to ceiling.



FRONT FAMILY BATHROOM

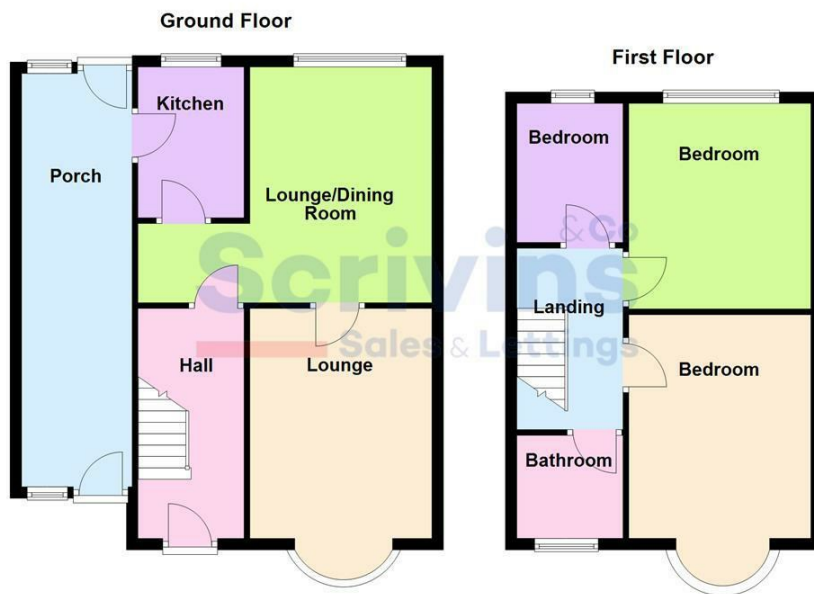
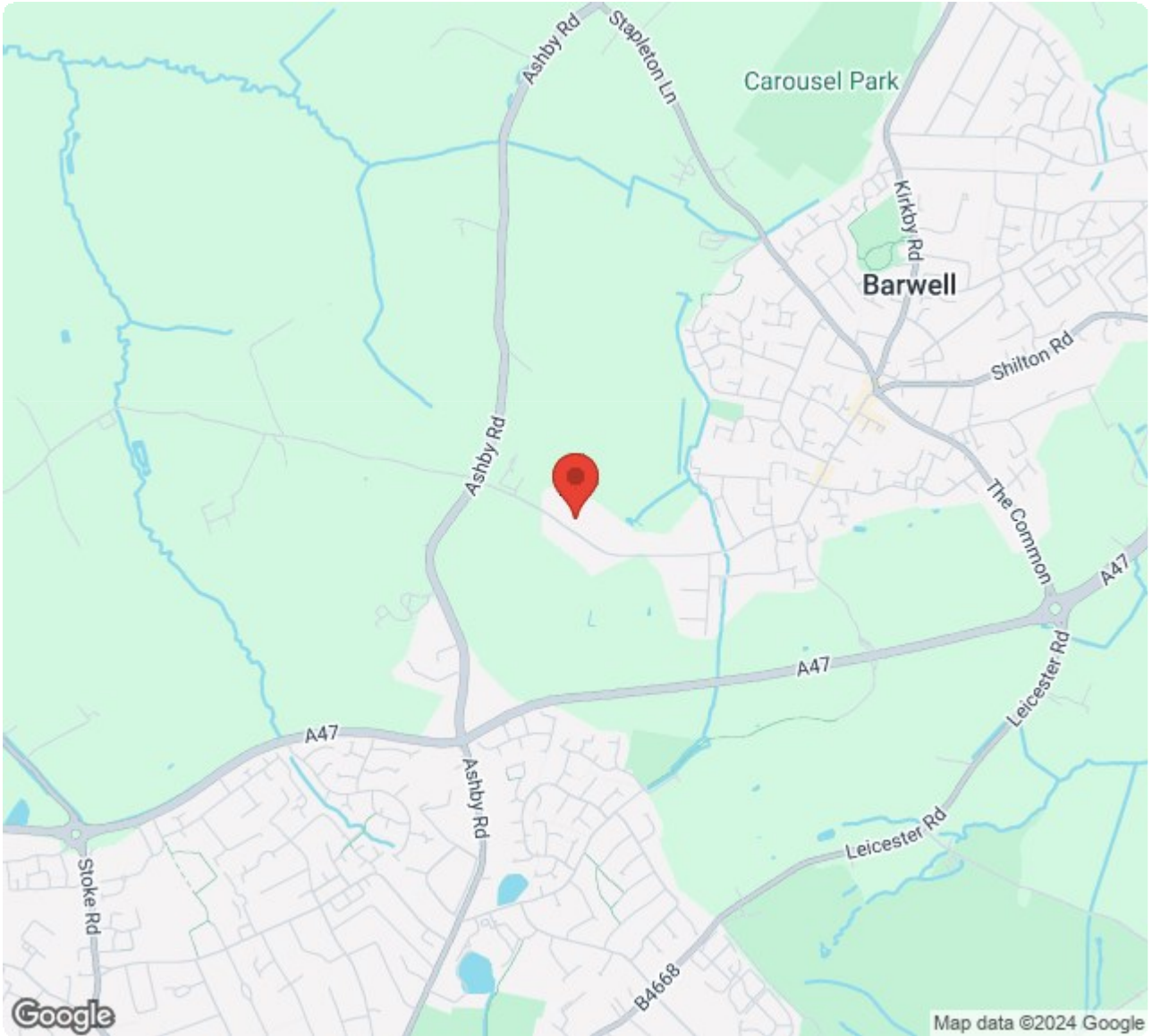
5'1" x 5'11" (1.56 x 1.81)

With white suite consisting panelled bath with an electric shower above, tiled surrounds, low level WC and pedestal wash hand basin.

OUTSIDE

The property is nicely situated set well back from the road with a large frontage. With a slabbed driveway and the remainder of the garden is principally laid to lawn. The pathway leads down the side. Access via the rear porch to side is the good sized fenced and enclosed rear garden, adjacent to the rear of the property there is a slabbed patio and pathway which leads to the top of the garden. The remainder of the garden is principally laid to lawn with well stocked and well established surrounding beds with a timber shed and greenhouse. Gas meter outside.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 44 | |
| (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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