

# Scrivins & Co

## Sales & Lettings

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**10 STAFFORD STREET, BARWELL, LE9 8HF**

**ASKING PRICE £150,000**

Spacious traditional mid terrace house. Popular and highly convenient location within walking distance of the village centre including shops, schools, doctors surgery, parks, bus services, takeaways, public houses and good access to major road links. Well presented and much improved including white panelled interior doors, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers lounge, kitchen, utility room & bathroom. 2 double bedrooms upstairs. Sunny hard landscaped rear garden. Viewing recommended.



## TENURE

Freehold  
Council Tax Band A

## ACCOMMODATION

UPVC SUDG Front door to

## LOUNGE

10'11" x 11'4" (3.35 x 3.47)

With wooden flooring, timber cupboard housing the gas & electric meters & circuit board. Double panelled radiator, shelving in the alcove. Archway to



## KITCHEN

11'1" x 11'3" (3.38 x 3.44)

Panelled door to useful under stairs storage cupboard housing the Worcester heating thermostat. With wood effect laminate flooring, a range of floor standing beech effect chrome kitchen units with chrome handles. Stone effect roll edged worktop incorporating one and a half drainer sink with chrome mixer tap. Four ring gas hob. Tiled splashbacks. Wall mounted Worcester combination boiler for domestic hot water and gas central heating. Fashionable white upstanding radiator. Archway to



## UTILITY AREA

5'1" x 6'1" (1.55 x 1.87)

With single panelled radiator, roll edge work top with plumbing for washing machine underneath. Extractor fan, tiled flooring. UPVC SUDG door to rear garden. Panelled door to



## FIRST FLOOR LANDING

With panelled door to

## FRONT BEDROOM ONE

11'1" x 11'5" (3.38 x 3.48)

With single panelled radiator, panelled door to over stairs storage cupboard with loft access with ladder, the loft is boarded. Door to



## REAR BEDROOM TWO

11'0" x 11'3" (3.37 x 3.44)

With single panelled radiator, white painted timber built in cupboards for storage.



## BATHROOM

6'9" x 8'2" (2.07 x 2.50)

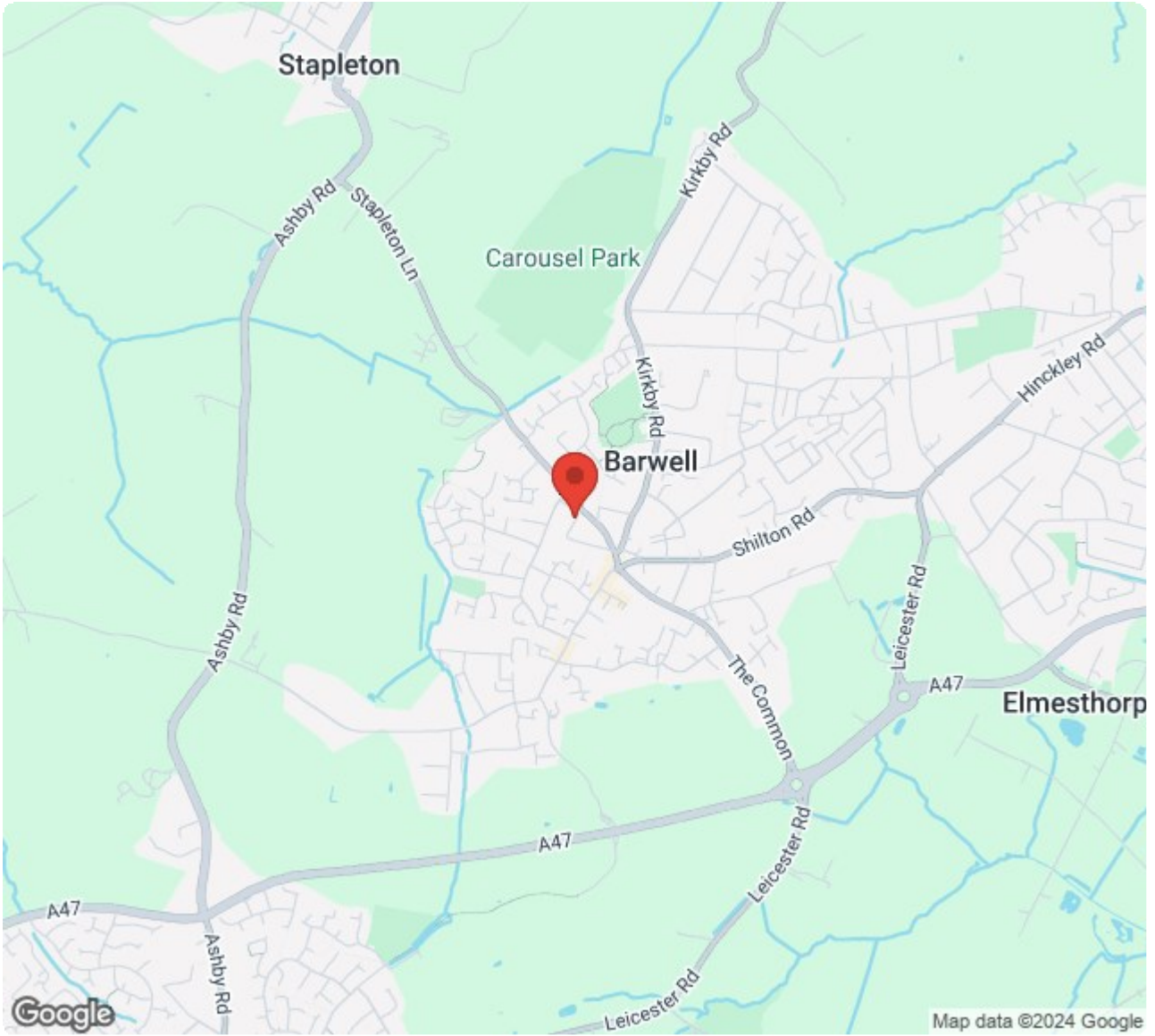
With tiled flooring, three piece suite consisting of a panelled bath with chrome mixer tap, tiled surrounds, low level WC. Pedestal wash hand basin with chrome mixer tap. Wet room floor with a Triton bar shower with a glass shower enclosure, extractor fan.



## OUTSIDE

The property to the rear has a concrete slabbed patio with further decorative stoned patio. The garden is fenced and enclosed and with concrete slabbed patio to the bottom of the garden.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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