

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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23 MOUNT AVENUE, BARWELL, LE9 8AJ

OFFERS OVER £170,000

NO CHAIN. Attractive traditional family home overlooking a green to front. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, parks, public house and good access to major road links. the property includes a feature fireplace, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room, fitted kitchen and lean to extension. 3 bedrooms and bathroom. Driveway to front . Well kept front and rear garden with brick built storage. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

Canopy pitched and tiled porch to UPVC SUDG door to

ENTRANCE HALLWAY

With intruder alarm panel, single panel radiator, smoke alarm, timber door to useful under stairs storage cupboard, glazed door to

LOUNGE

13'1" x 12'5" (4.00 x 3.80)

With feature fireplace with timber mantle and marble hearth and backing incorporating a feature gas fire. TV aerial point, double panelled radiator, coving to ceiling. Archway to



DINING ROOM

7'11" x 11'1" (2.42 x 3.39)

With single panelled radiator, UPVC SUDG door to rear garden, glazed door to



KITCHEN

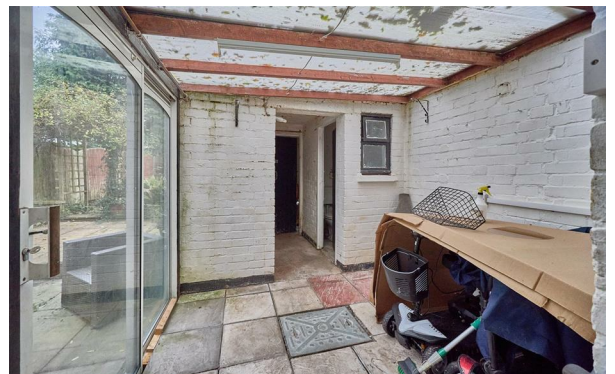
11'0" x 11'1" (3.36 x 3.39)

With tiled flooring, a range of timber floor standing kitchen units, granite effect roll edge worktop, one and a half stainless steel drainer sink with chrome mixer taps, freestanding Canon cooker with four ring hob, extractor hood above. Freestanding Bosch dishwasher. Further range of matching wall cupboard units, combination boiler for domestic hot water and gas central heating. Door to further under stairs storage. UPVC SUDG door to



LEAN TO EXTENSION

With concrete slabbed flooring, electric lighting, outside tap, sliding aluminium door to rear garden. This leads to outbuildings with two areas for storage and a toilet.



FIRST FLOOR LANDING

With smoke alarm, loft access, timber built in storage cupboard.

FRONT BEDROOM ONE

11'10" x 12'7" (3.63 x 3.84)

With single panelled radiator, built in timber double door wardrobe.



REAR BEDROOM TWO

12'11" x 11'3" (3.94 x 3.43)

With single panelled radiator.



FRONT BEDROOM THREE

9'0" x 9'6" (2.75 x 2.90)

With wood strip laminated flooring, single panelled radiator. Over stairs storage cupboard with hanging rail.



FAMILY BATHROOM

8'0" x 5'8" (2.45 x 1.75)

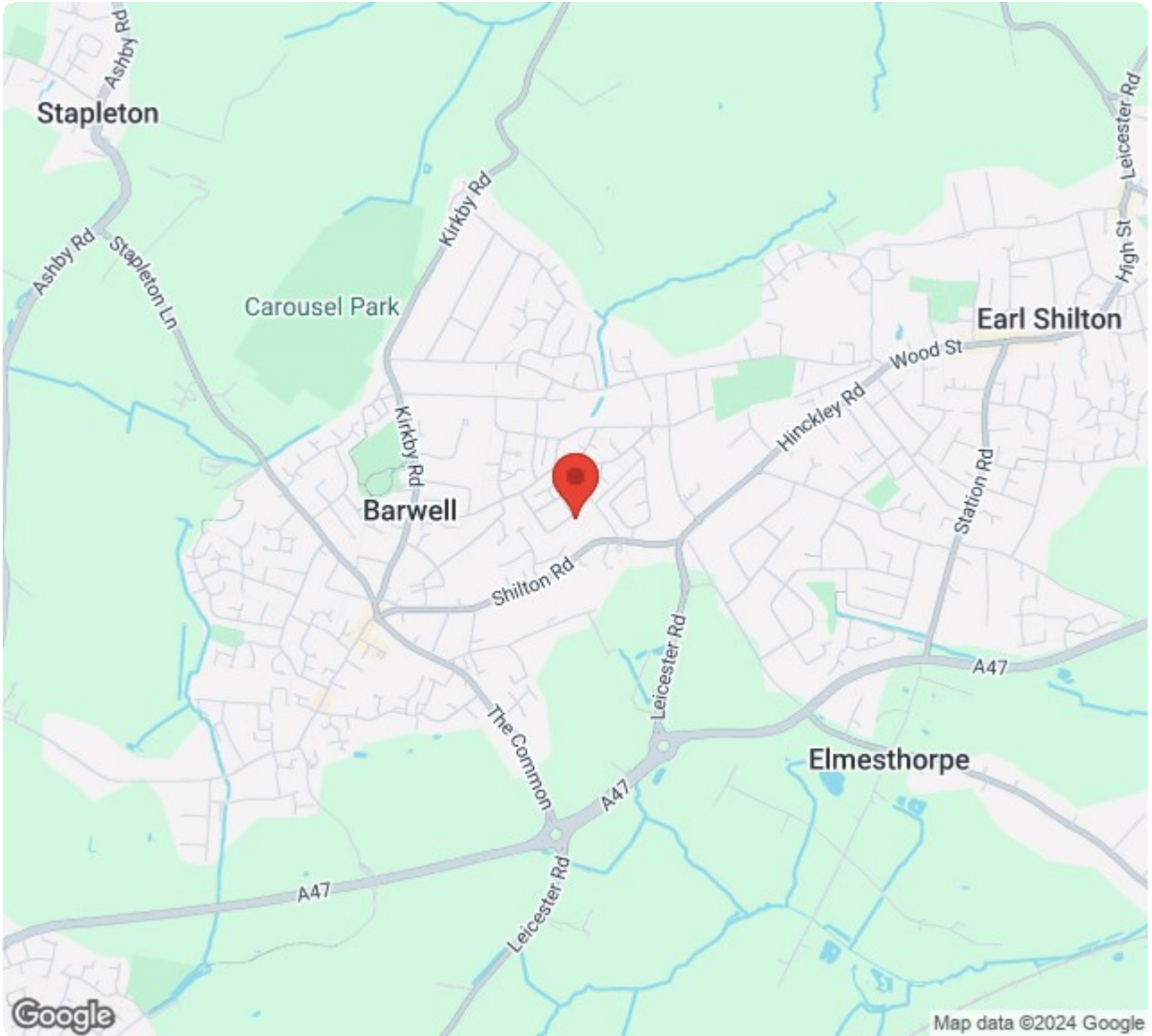
With wood effect vinyl flooring, three piece suite consisting panelled bath, brass mixer tap and shower attachment, low level WC, tiled surrounds. Pedestal wash hand basin with chrome taps.



OUTSIDE

The property to front has a concrete slabbed driveway behind wrought iron gates, further area of decorative stone and a bordered bed with mature shrubs, shared access side entrance to the rear of the property. The back garden is a slabbed patio to further raised slabbed patio to a retaining wall behind which is a large area of lawn. The back garden is enclosed with fencing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73 85
(81-91) B			
(69-80) C			
(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 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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