

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

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6 BARWELL LANE, HINCKLEY, LE10 1SS

OFFERS OVER £200,000

Attractive traditional bay fronted semi detached house. Popular and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentist, leisure centre, parks, Asda Superstore, the golf club and good access to major road links. Well presented and much improved including panelled interior doors, wooden flooring, feature fireplace, refitted kitchen, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge and dining kitchen, two double bedrooms and bathroom with shower. Wide driveway, enclosed sunny rear garden with large garden store/workshop. Contact agents to view. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC SUDG and leaded front door with outside lighting to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, double panelled radiator, stairway to first floor. Solid pine panelled interior door to

FRONT LOUNGE

12'5" x 12'10" (3.80 x 3.93)

With feature fireplace having ornamental cream wooden surrounds, raised hearth and backing incorporating living flame coal effect gas fire, radiator, oak finish laminate wood strip flooring, TV aerial point, pine and glazed door to.



REAR REFITTED DINING KITCHEN

15'8" x 10'6" (4.78 x 3.21)

With a fashionable range of medium oak fitted kitchen units with soft close doors, consisting inset black single drainer resin sink unit, mixer tap above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting working surfaces above with inset four ring ceramic hob unit, double fan assisted oven with grill beneath, stainless steel chimney extractor hood above. Tiled splashbacks, further matching wall mounted cupboard units and one tall larder unit. Integrated dishwasher and washing machine. Feature brick fireplace, original white wood panel and glazed display cabinet to side alcove. Inset ceiling spotlights, door to useful under stairs pantry/storage cupboard housing the meters with shelving. UPVC SUDG french doors leading to the rear garden.



FIRST FLOOR LANDING

With loft access.

FRONT BEDROOM ONE

12'4" x 10'4" (3.78 x 3.17)

With single panelled radiator, built in wardrobe over the stairs.

REAR BEDROOM TWO

8'7" x 10'7" (2.64 x 3.23)

With radiator.

REAR BATHROOM

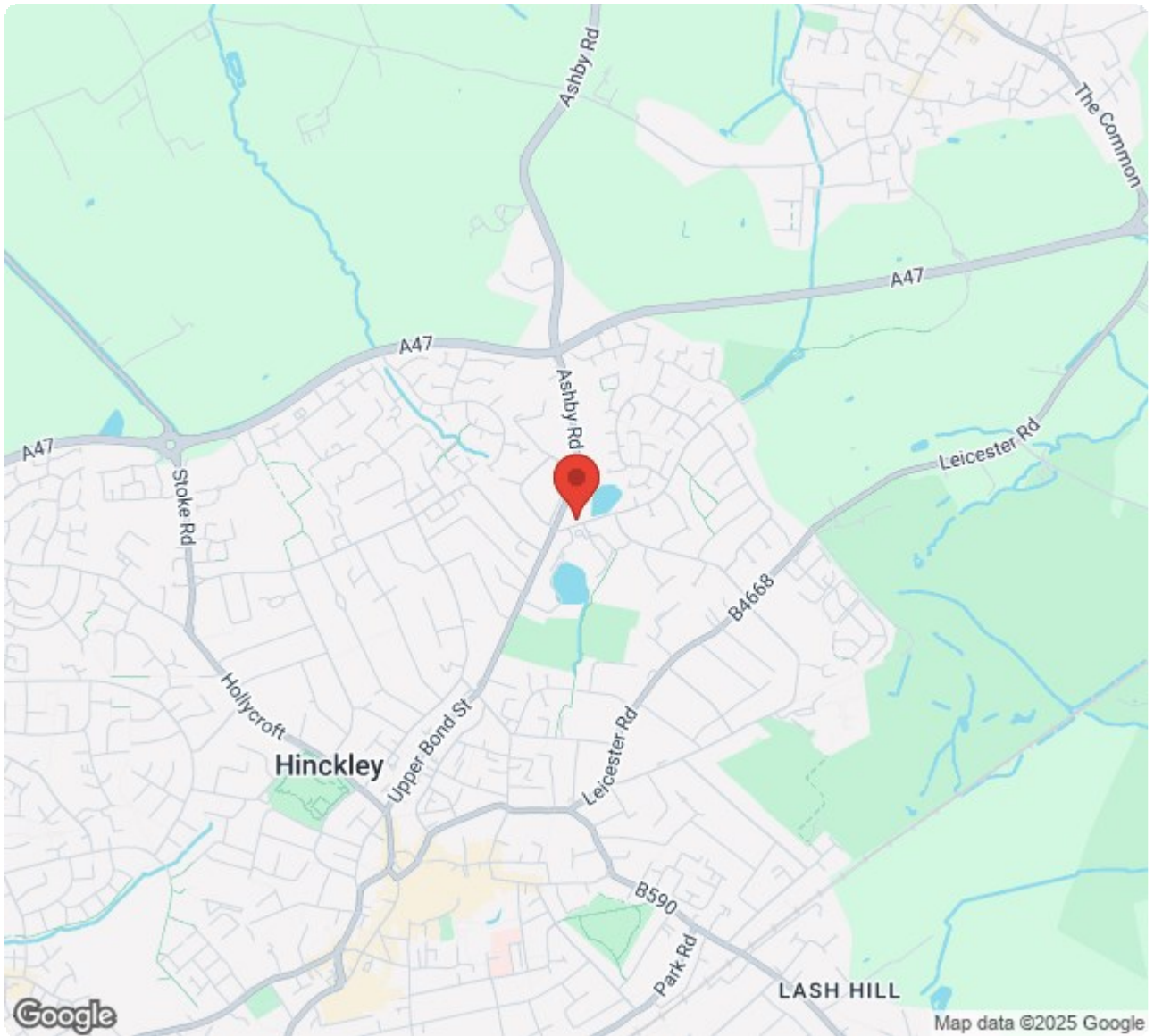
6'4" x 7'2" (1.95 x 2.20)

With white suite consisting panelled bath, electric shower above. Pedestal wash hand basin and low level WC, contrasting tiled surrounds. Radiator.

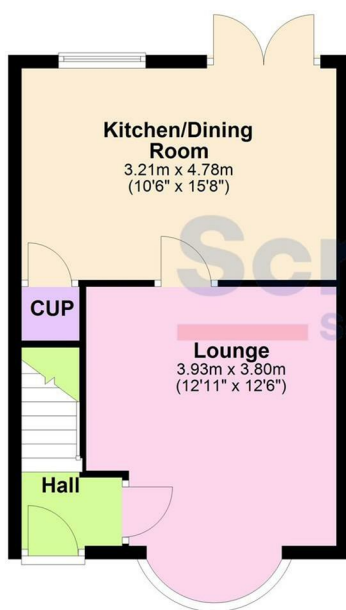
OUTSIDE

The property is set back from the road having a double width stone driveway to front, a tarmacadam pathway and timber gate lead to the fenced and enclosed rear garden which has a timber decking patio adjacent to the rear of the property with outside tap and lighting, beyond which the garden is principally laid to lawn. Further tarmacadam patio leading to a large sectional concrete store room/shed with an up and over door to front.

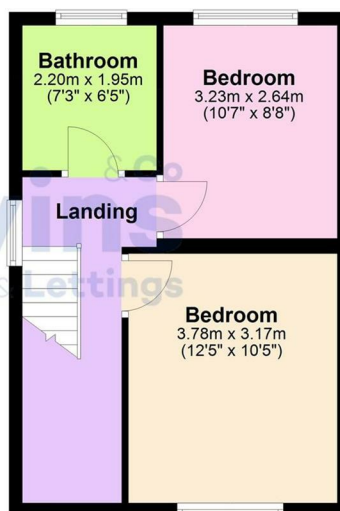




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		57
(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		
England & Wales EU Directive 2002/91/EC		



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