Scrivins & Co Sales & Lettings

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# 104 BYRON STREET, BARWELL, LE9 8FD

## ASKING PRICE £180,000

NO CHAIN. Traditional bay fronted semi detached family home of character on a large plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, takeaways, public houses and with good access to major road links. In need of modernisation, benefitting from refitted kitchen, gas central heating and part UPVC SUDG. Spacious accommodation offers open porch, entrance hall, lounge, dining room, kitchen, rear lobby with walk in bath and separate WC. Three bedrooms and bathroom. Stone driveway to front. Ample room for an extension or garage (subject to planning permission) Large sunny rear garden. Contact agents to view.

## TENURE
FREEHOLD

COUNCIL TAX BAND - B
EPC RATING - TBC

## ACCOMMODATION
Open arch top front porch with quarry tiled flooring. Hard wood and glazed panel front door to:

## ENRANCE HALLWAY
Quarry tiled flooring, double panel radiator, digital thermostat for central heating system and telephone point. Stairway to first floor with white spindle balustrades and useful understairs storage cupboard/pantry beneath with fitted shelving and housing electric meter.

## FRONT LOUNGE
11'11" x 12'10" (3.64 x 3.92)
Feature fireplace having ornamental wood surround, raised quarry tiled hearth and backing incorporating gas fire. Double panel radiator.

## DINING ROOM TO REAR
12'5" x 11'5" (3.81 x 3.49)
Feature fireplace having ornamental wood surround, marble effect hearth and backing. Fitted shelving to side alcove, double panel radiator and UPVC SUDG French doors leading to the rear garden.

## FITTED KITCHEN TO REAR
6'4" x 8'11" (1.94 x 2.73)
Range of cream fitted kitchen units consisting inset single stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and three drawer unit with contrasting beech finish roll edge working surfaces above and tiled splashbacks. Inset four ring electric hob unit and single oven with grill beneath. Further matching wall mounted cupboard units. Appliance recess points and plumbing for automatic washing machine. Wall mounted gas condensing combination boiler for central heating and domestic hot water with digital programmer. Quarry tiled flooring. Archway to:

## REAR LOBBY
Quarry tiled flooring. Curtain leading to a white walk in bath with shower above. Overhead spotlights. Wood panel and glazed door leading to the side of the property. Door to:

## SEPARATE WC
White low level WC and quarry tiled flooring.

## FIRST FLOOR LANDING
Built in airing cupboard.

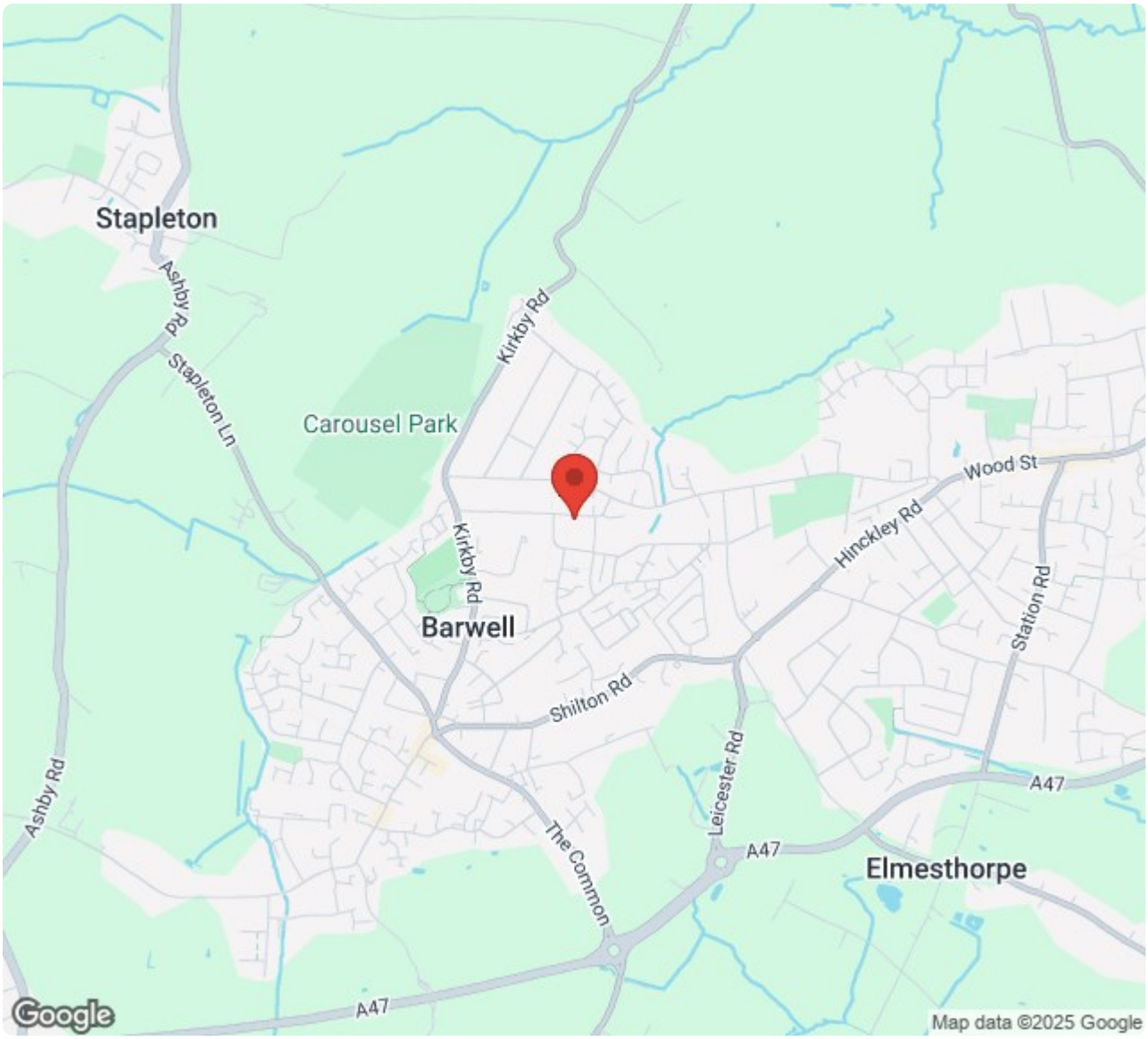
## FRONT BEDROOM ONE
11'11" x 11'6" (3.65 x 3.53)
Original white cast iron fireplace, built in double wardrobes to side alcoves with cupboards above. Radiator.

**BEDROOM TWO TO REAR**
12'7" x 10'6" (3.86 x 3.21)
Original white cast iron fireplace. Built in double wardrobe to side alcove and radiator.

**BEDROOM THREE TO REAR**
7'4" x 9'0" (2.26 x 2.75)
Built in work station and loft access.

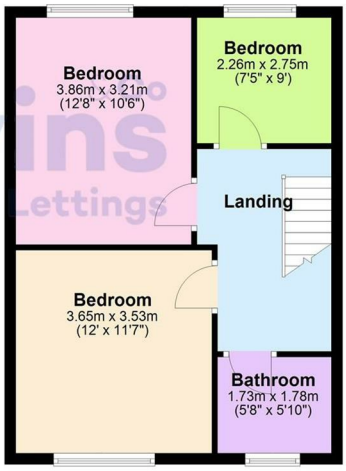
**BATHROOM TO FRONT**
5'8" x 5'10" (1.73 x 1.78)
White suite consisting of tiled walk in shower, vanity sink unit and low level WC. Contrasting tiled surrounds and double panel radiator.

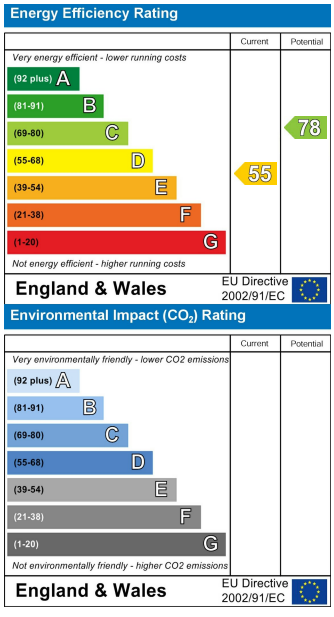
**OUTSIDE**
The property is set back from the road, screened behind post and rail fencing. Stone driveway to front. Shared slab and concrete driveway leads down the side of the property to the large sunny rear garden. Slab patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn. Timber shed. Ample room for extension or garage (subject to planning permission)




## Ground Floor

## First Floor

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