

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

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1 DOCTOR COOKES CLOSE, BARWELL, LE9 8EZ

OFFERS OVER £180,000

NO CHAIN. Attractive modern semi detached bungalow on a good sized plot. Sought after and highly convenient cul de sac location within walking distance of the village centre including shops, schools, doctors surgery, bus service, parks, public houses and good access to major road links. In need of some updating, the property benefits from feature fire, gas central heating and UPVC SUDG. Offers entrance porch, lounge dining room and kitchen. Inner hallway, two bedrooms and shower room. Driveway to garage. Front and enclosed rear gardens with shed. Viewing highly recommended. Carpets, curtains and light fittings included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

UPVC SUDG Front door to the

ENTRANCE PORCH

With concrete flooring, wooden and glazed door to

FRONT LOUNGE/DINING ROOM

14'11" x 10'7" (4.55 x 3.24)

With wall mounted electric fire, electric consumer unit, radiator, smoke alarm. Wooden interior door to



FRONT BEDROOM ONE

8'10" x 10'6" (2.71 x 3.22)

With single panelled radiator, door to



REAR BEDROOM TWO

9'6" x 9'2" (2.91 x 2.81)

With single panelled radiator, door to



INNER HALLWAY

Door to

REAR FITTED KITCHEN

11'5" x 7'3" (3.48 x 2.23)

With a range of floor standing cupboard units with roll edge working surfaces above, inset stainless steel sink with taps above, cupboard beneath. Double panelled radiator. Further range of wall mounted fitted cupboard units, appliance recess points, wall mounted gas combination boiler for central heating and domestic hot water. Attractive white panelled interior door to



REAR SHOWER ROOM

6'7" x 5'5" (2.01 x 1.66)

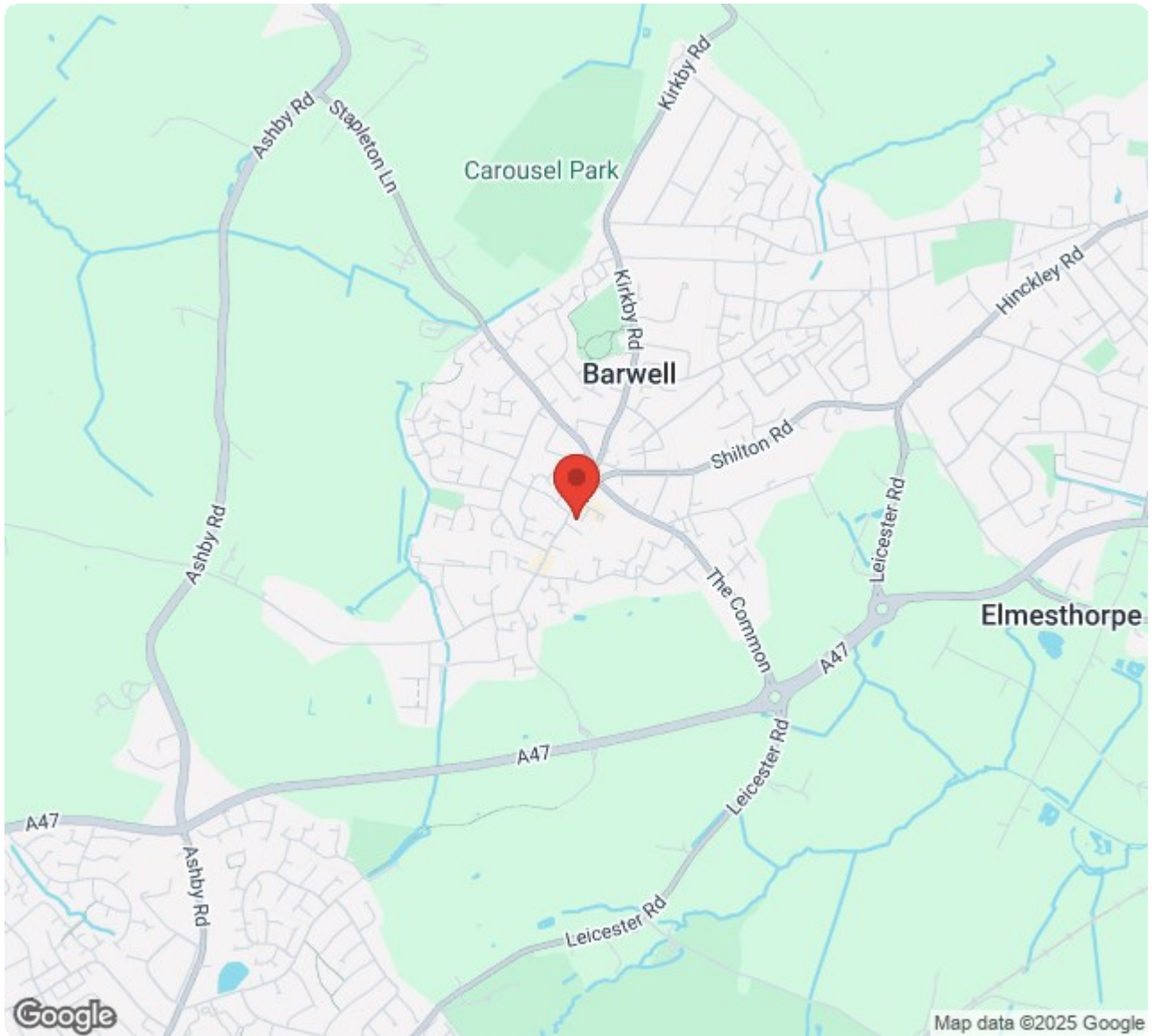
With walk in shower cubicle with glazed shower screen and mixer shower, laminate wood strip flooring. Double panelled radiator, low level WC, pedestal wash hand basin. UPVC SUDG door to rear garden.



OUTSIDE

The property is nicely situated set well back from the road with a tarmacadam driveway leading to a garage to side, the remainder of the garden is principally laid to lawn with a slabbed pathway. Outside gas meter. The rear garden is enclosed by fencing and hedging, to the side of the property there is a timber shed and timber gate. The door offers access to the garage which has light and power, double timber doors to front, the remainder of the garden is principally laid to lawn with well established and well stocked surrounding beds. Open aspect to rear.





Ground 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		64	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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