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59 CHAPEL STREET, BARWELL, LE9 8DE

ASKING PRICE £165,000

Attractive traditional terraced cottage property of character. Popular and highly convenient location with walking distance of the village centre including shops, schools, doctors surgery, bus service, public houses and good access to major road links. The property benefits from feature fireplace with multi-fuel stove, original beams, wooden flooring, inset ceiling spotlights, gas central heating and UPVC SUDG. Offers lounge and dining kitchen. Two bedrooms (both with fitted wardrobes) and bathroom. Long rear garden with timber shed and brick store. Viewing highly recommended.



TENURE

Freehold
Council Tax Band A
EPC Rating D

ACCOMMODATION

Attractive panelled wooden front door to the

FRONT LOUNGE

10'5" x 13'8" (3.20 x 4.17)

With feature fireplace incorporating a new multifuel burner with tiled hearth and wooden surrounds. Single panelled radiator, wooden cupboard housing the gas and electric meters, telephone point and TV aerial point. Wall mounted Glow-worm programmer for the central heating and domestic hot water, wall lights and stairway to first floor. Wood and glazed door to



REAR DINING KITCHEN

10'3" x 12'6" (3.14 x 3.83)

The fitted kitchen incorporating a range of fitted kitchen units with roll edge working surfaces above and tiled splashbacks. Inset four ring gas hob with electric oven and grill beneath. Inset two and a half bowl stainless steel sink unit with mixer taps above and cupboard beneath. Feature ceiling beams, inset ceilings spotlights, single panelled radiator, vinyl flooring and a range of wall mounted cupboard units including display units. One cupboard housing the new BAXI gas combination boiler for central heating and domestic hot water. Original wooden door to rear garden.



FIRST FLOOR LANDING

With double panelled radiator and attractive wood panell interior doors to

BEDROOM ONE TO FRONT

10'9" x 3'10" (3.30 x 1.19)

With a range of fitted wardrobes including one double and two single wardrobes with rail. Single panel radiator, TV aerial point and loft access with ladder (loft is boarded.)



BEDROOM TWO TO REAR

7'3" x 7'2" (2.21 x 2.20)

With single panelled radiator and fitted wardrobes including one double and two single wardrobes with rail.



REAR FAMILY BATHROOM

9'10" x 6'2" (3.02 x 1.88)

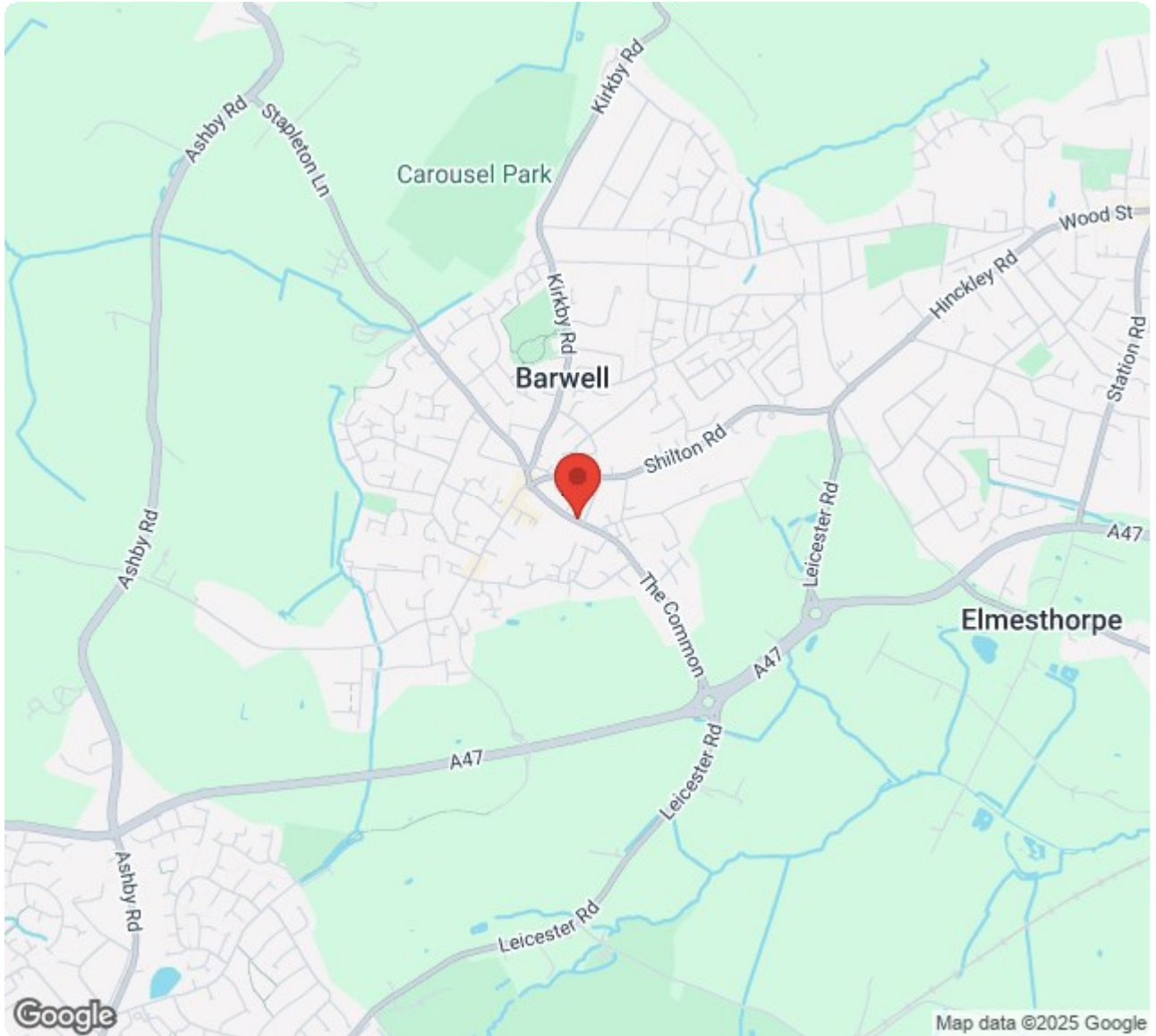
With vinyl flooring and single panel radiator. Panelled bath with tiled surrounds, mixer shower above and shower screen to side. Low level WC, pedestal wash hand basin and single panel radiator.



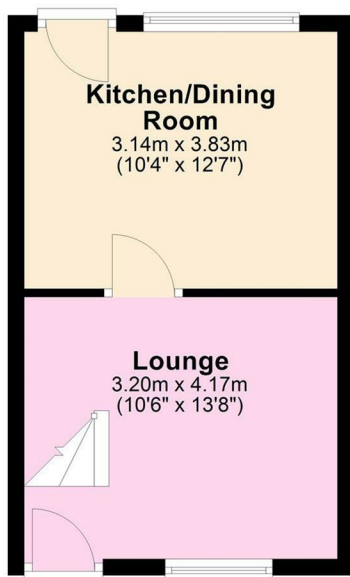
OUTSIDE

Fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the house with outside tap and gate for bin access. Steps lead to the top of the garden which is principally laid to lawn with well established and well stocked surrounding beds. There is also a timber shed and brick-built store with light and power.

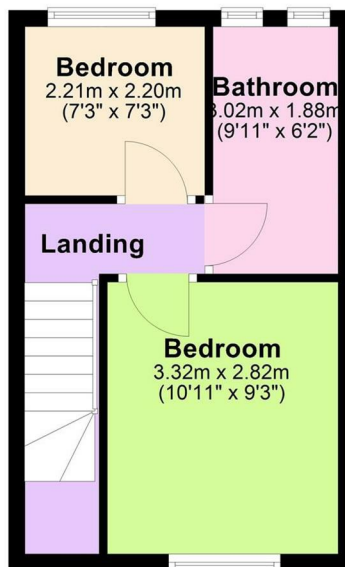




Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (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 | | |