

# Scrivins & Co

## Sales & Lettings

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

**T** 01455 890480 **E** sales@scrivins.co.uk **W** scrivins.co.uk



**147 CHARNWOOD ROAD, BARWELL, LE9 8FU**

**OFFERS OVER £375,000**

Impressive extended and refurbished modern detached family home on a good sized corner plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, open countryside, parks, takeaways, public houses and good access to major road links. Well presented including white panel interior doors, wooden/ceramic tiled flooring, coving, feature contemporary marble fireplace, modern fitted kitchen and bathroom, fitted wardrobes, alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, family room/study, through lounge, UPVC SUDG conservatory, open plan fitted dining kitchen, rear lobby and separate WC. Four bedrooms and large family bathroom with shower cubicle. Ample car parking to front and rear leading to a large detached garage. Enclosed hard landscaped front, side and rear gardens. Viewing recommended. Carpets, blinds and shed included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - D  
EPC RATING - TBC

### ACCOMMODATION

Open pitch and tiled canopy porch with inset spotlights and outside lighting. Attractive UPVC SUDG and leaded front door to:

#### ENTRANCE HALLWAY

Grey wood finish laminate wood strip flooring, radiator, telephone point including broadband, coving to ceiling and digital thermostat for central heating system. Stairway to first floor. Attractive white six panel interior door s to:

#### STUDY/FAMILY ROOM TO FRONT

11'3" x 7'9" (3.43 x 2.37)

Laminate wood strip flooring, radiator, wall mounted consumer unit and coving to ceiling. Built in floor to ceiling storage cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water (new as of 2023)



#### THROUGH LOUNGE

14'7" x 29'0" (4.47 x 8.84)

Feature contemporary marble fireplace incorporating living flame coal effect gas fire. Two radiators, coving to ceiling, three matching wall lights and TV aerial point. UPVC SUDG sliding patio door to:



#### L SHAPED UPVC SUDG CONSERVATORY

14'3" max x 15'4" max (4.35 max x 4.69 max)

Ceramic tiled flooring, five double power points, radiator and three matching wall lights on a dimmer switch. Conservatory has solid insulated interior ceiling and UPVC SUDG French doors to rear garden. Conservatory blinds are included.



## FITTED DINING KITCHEN TO REAR

16'7" x 17'9" (5.08 x 5.43)

Range of light oak fitted kitchen units consisting inset Belfast white ceramic sink with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and drawers with contrasting butchers block solid wooden working surface above and tiled splashbacks. Inset four ring ceramic hob unit with integrated extractor above. Matching range of wall mounted cupboard units including three single display units with glazed doors and one tall larder cupboard. Matching breakfast bar. Appliance recess points, plumbing for automatic washing machine and dishwasher. Integrated double fan assisted oven with grill. Ceramic tiled flooring, two fashionable white vertical radiator and coving to ceiling. Useful understairs storage cupboard with fitted shelving and lighting. UPVC SUDG French doors leading to the rear garden. Door to:



## INNER LOBBY

Keypad for burglar alarm system, coving to ceiling and UPVC SUDG door to the side of the property. Door to:

## SEPARATE WC

White suite consisting low level WC and wall mounted sink unit. Contrasting half tiled surrounds, chrome heated towel rail, extractor fan and coving to ceiling.

## FIRST FLOOR LANDING

Laminate wood strip flooring, spindle balustrades, further keypad for burglar alarm system and coving to ceiling. Door to linen cupboard with fitted shelving. Loft access with extending aluminium ladder (loft is majority boarded) with lighting)

## FRONT BEDROOM ONE

10'2" x 12'7" (3.10 x 3.86)

Built in double sliderobe with mirror glazed doors, radiator and coving to ceiling.



## REAR BEDROOM TWO

9'9" x 10'6" (2.98 x 3.22)

Built in double sliderobe with mirror glazed doors, radiator and coving to ceiling.





### FRONT BEDROOM THREE

10'10" x 11'1" (3.32 x 3.38)

laminate wood strip flooring, radiator and coving to ceiling.



### FRONT BEDROOM FOUR

7'7" x 9'0" (2.33 x 2.76)

Built in double storage cupboard, radiator and coving to ceiling.

### FAMILY BATHROOM TO REAR

15'8" x 10'11" max (4.78 x 3.34 max)

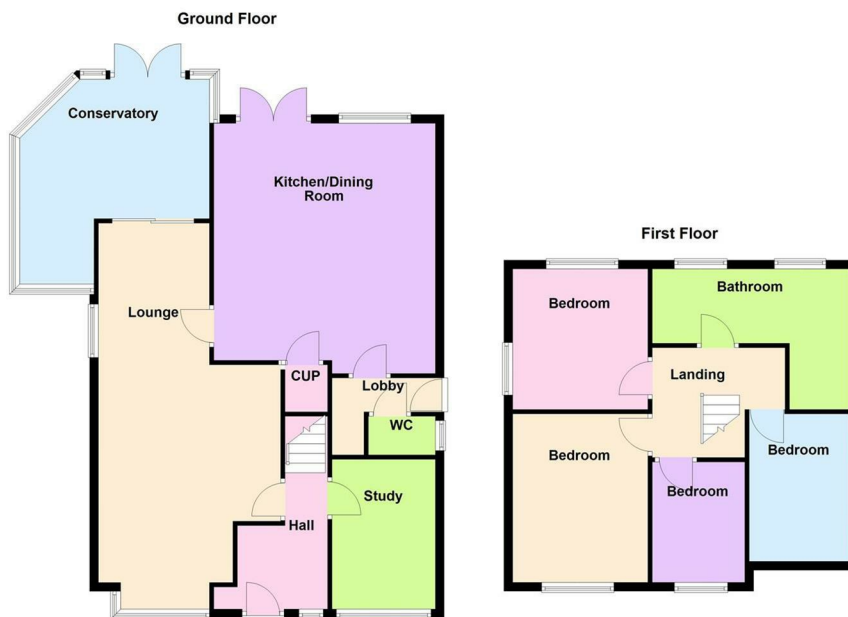
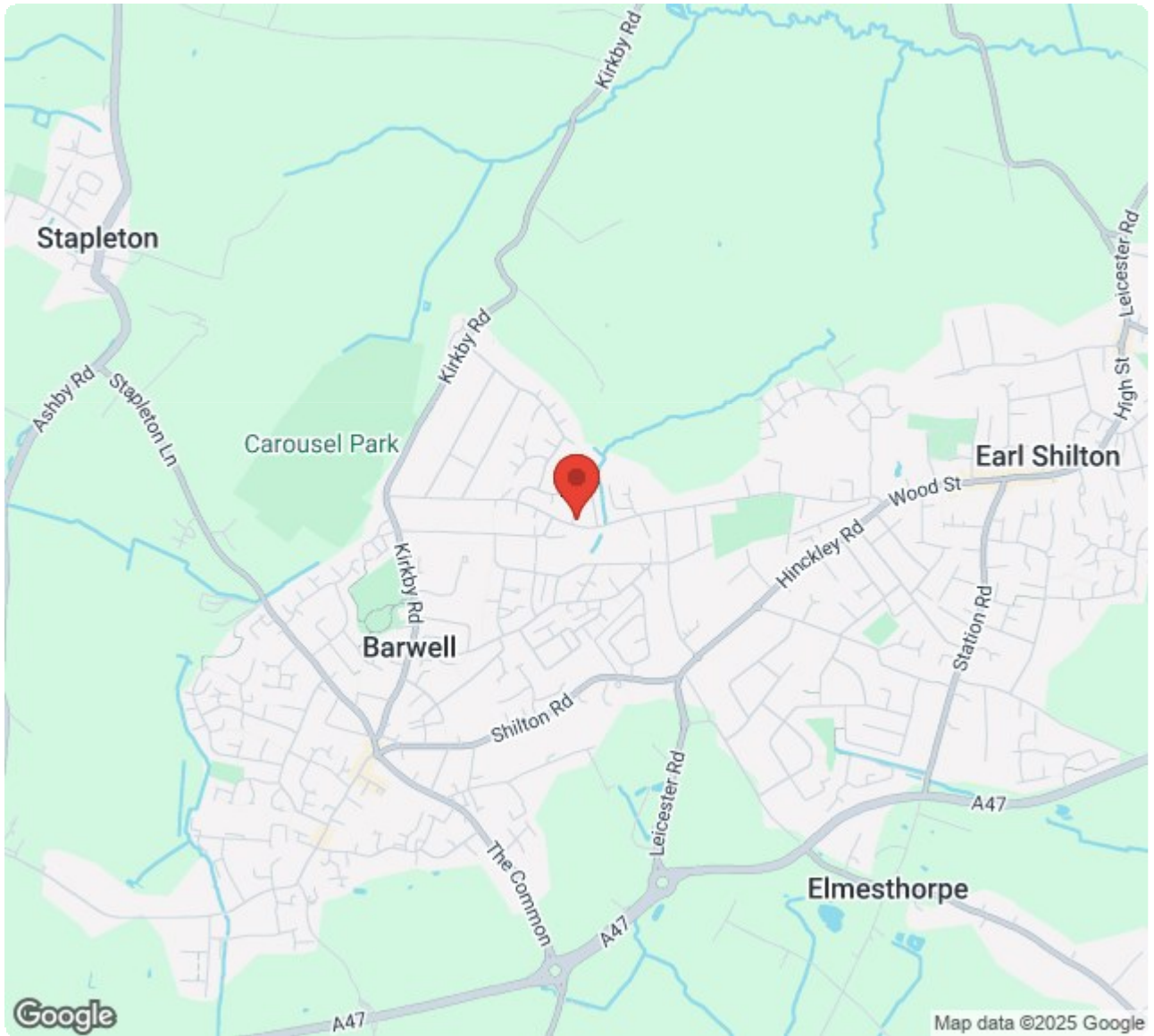
White suite consisting of a large corner bath with mixer tap and shower attachment above, fully tiled double walk in shower cubicle with glazed shower doors, vanity sink unit with gloss white double cupboard beneath, spotlight and mirror above, low level WC and bidet. Further storage cupboards and glass display cupboards to side. Contrasting fully tiled surrounds including the flooring, radiator, inset ceiling spotlights and extractor fan.



### OUTSIDE

The property is nicely situated on a good sized corner plot, set back from the road screened behind a low brick retaining wall and raised beds. Having a full width slabbed, cobbled and decorative stone driveway to front offering ample car parking. Metal and composite panel gate and slabbed pathway leads down the right hand side of the property to the side and rear garden which is enclosed with panel fencing and high brick retaining wall. The garden is hard landscaped for easy maintenance., paved and block paved with surrounding beds. To the left hand side of the property are further beds, slabbed patio and a timber shed. Outside tap and lighting. To the bottom of the garden is a further block paved driveway leading to a large L shaped brick built garage 3.89m max x 5.64m max with electric roller shutter door to front, pitched roof offering further storage, built in work bench and shelving, light and power. UPVC SUDG window nd pedestrian door to side. Further set of wrought iron and composite panel double doors lead from the rear driveway to the rear garden .





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	79
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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