

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

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**43 FAIRACRE ROAD, BARWELL, LE9 8HH**

**OFFERS OVER £220,000**

**NO CHAIN!** Modern semi detached bungalow. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, public houses and good access to major road links. The property benefits from coving, gas central heating, UPVC SUDG, refitted kitchen and shower room and laminate wood strip flooring. Spacious accommodation offers entrance hallway, kitchen, lounge and conservatory. Two bedrooms and shower room. Driveway to garage. Front and enclosed rear garden. Blinds and light fittings are included.





## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

Attractive composite front door to.

## ENTRANCE HALLWAY

With laminate wood strip flooring, smoke alarm, cupboard housing the electric consumer unit and gas meter. Loft access with a pull down ladder. Wooden glazed door to



## FRONT REFITTED KITCHEN

8'9" x 10'8" (2.69 x 3.26)

With a fashionable range of floor standing cupboard units in cream with roll edge working surfaces above, appliance recess points, electric cooker point, Zanussi stainless steel extractor hood. Further matching range of wall mounted cupboard units. Montpellier washing machine (included), ceramic sink and drainer with mixer tap above, cupboard beneath. Pull out larder style cupboard. One of the cupboards houses the Ideal combination boiler for central heating and domestic hot water. Vinyl flooring, heated towel rail, thermostat for the central heating system. Attractive white panelled interior door to



## LOUNGE

13'9" x 9'8" (4.20 x 2.97)

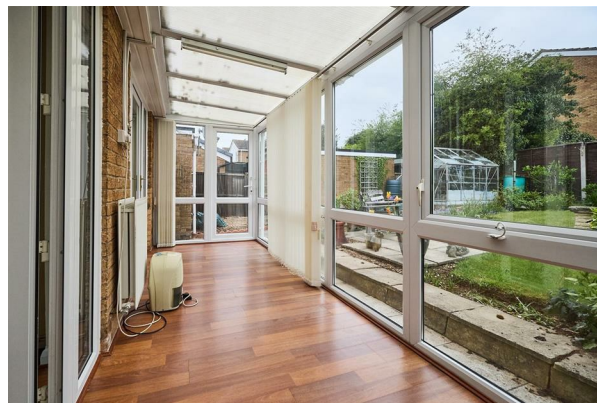
With double panelled radiator, picture rail, laminate wood strip flooring, UPVC SUDG French doors to the Conservatory.



### CONSERVATORY

17'11" x 5'8" (5.47 x 1.73)

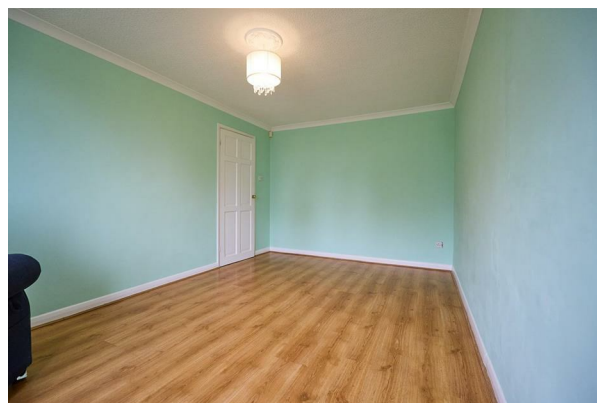
With double panelled radiator, lighting, power points, laminate wood strip flooring, fitted blinds and UPVC SUDG door to the rear garden.



### FRONT BEDROOM ONE

15'10" x 9'9" (4.84 x 2.98)

With laminate wood strip flooring, single panelled radiator. Coving to ceiling. TV and telephone point. Wooden and glazed door to



## REAR BEDROOM TWO

8'11" x 9'9" (2.72 x 2.98)

With laminate wood strip flooring, shelving and double panelled radiator. UPVC SUDG door to the conservatory. Telephone point. Attractive white panelled interior door to



## REFITTED SHOWER ROOM

6'3" x 5'5" (1.92 x 1.67)

With enclosed corner shower cubicle with wall panelling, Triton electric shower and glazed shower screen, vanity sink unit and low level WC. Chrome heated towel rail, wall mounted electric mirror and vinyl flooring.

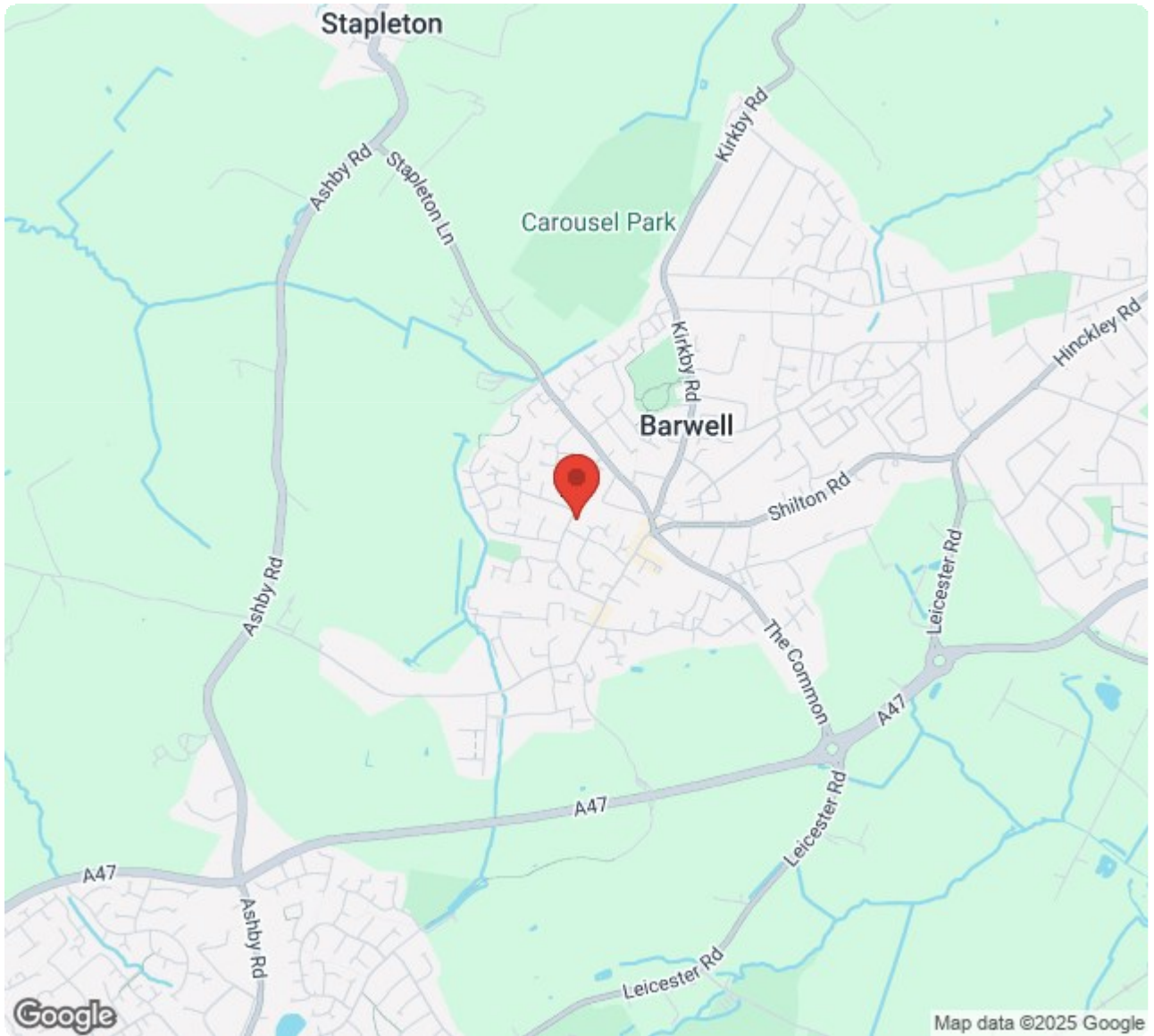


## OUTSIDE

The property is nicely situated set back from the road with a front garden which is laid to lawn with a tree and pathway. Tarmacadam driveway to side leads to a detached brick built garage with up and over door to front, light and power. Timber gate offers access to the rear garden. Outside lighting. Electric meter. Good sized fenced and enclosed rear garden adjacent to the rear of the property is a slabbed patio area, raised rockery beds. The remainder of the garden is laid to lawn with well stocked and established surrounding beds. There is also a greenhouse, 2 water butts and outside tap.







#### Ground Floor



| 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                     |         |           |
| England & Wales                                                 |         |           |
| 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>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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**Sales & Lettings**

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