

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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7 BRADGATE ROAD, BARWELL, LE9 8FB

ASKING PRICE £210,000

NO CHAIN. Attractive bay fronted semi detached family home on a large plot. Popular and convenient location within walking distance of the village centre. including shops, schools, doctors, dentists, bus service, takeaways, public houses and good access to major road links. Well presented and much improved including white panelled interior doors, feature contemporary limestone fireplace, modern kitchen and shower room, gas central heating, UPVC SUDG double glazing, UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, kitchen and UPVC SUDG conservatory. Three bedrooms and shower room. Driveway to front and large rear garden with shed and greenhouse. Viewing recommended. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

Attractive blue hardwood panelled front door to

ENTRANCE HALLWAY

With wall mounted coat hooks, dog legged stairway to first floor. Attractive white panel interior doors to

FRONT LOUNGE

14'7" x 13'5" (4.47 x 4.10)

With feature contemporary limestone fireplace incorporating a living flame, coal and log effect electric fire. Alcoves to both sides with wall lights, double panelled radiator, and TV aerial point. A useful under stairs storage cupboard with fitted shelving, lighting and also houses the meters.



REAR KITCHEN

11'8" x 7'5" (3.57 x 2.28)

Fully fitted with a range of of beech finished units consisting of inset single drainer, stainless steel sink mixer tap above and cupboard beneath. Further floor mounted cupboard units and drawers with contrasting roll edge working surfaces above with inset stainless steel hob unit, extractor fan above, tiled splashbacks, further matching range of wall mounted cupboard units.

There is also an integrated double fan assisted electric oven with a grill, plumbing for an automatic washing machine, ceramic tiled flooring and radiator. Matching breakfast bar and extractor fan.

UPVC sealed double glazed door leads to



UPVC SUDG REAR CONSERVATORY

7'6" x 11'3" (2.30 x 3.43)

With ceramic tiled flooring and solid roof, double panelled radiator, TV aerial point, double power point and ceiling mounted fan light. UPVC sealed in patio doors to the rear garden



REFITTED REAR SHOWER ROOM

7'4" x 5'4" (2.26 x 1.64)

leading from the kitchen the shower room which was refitted in 2019 with a white suite consisting of fully fitted shower cubicle with glazed shower screen, pedestal washing basin and low level WC. Contrasting fully tiled surrounds, including flooring, radiator and electric heated towel radiator.



FIRST FLOOR LANDING

14'7" x 8'7" (4.47 x 2.62)

With loft access and double panelled radiator.

FRONT BEDROOM ONE

15'6" x 8'7" (4.74 x 2.62)

With a double panelled radiator and built in wardrobe over the stairs.



REAR BEDROOM TWO

10'10" x 9'3" (3.31 x 2.84)

With double panelled radiator. There is also the airing cupboard housing the the Valient gas combination boiler for central heating and domestic hot water with a built in programmer and wireless digital thermostat.



REAR BEDROOM THREE

7'9" x 7'5" (2.37 x 2.27)

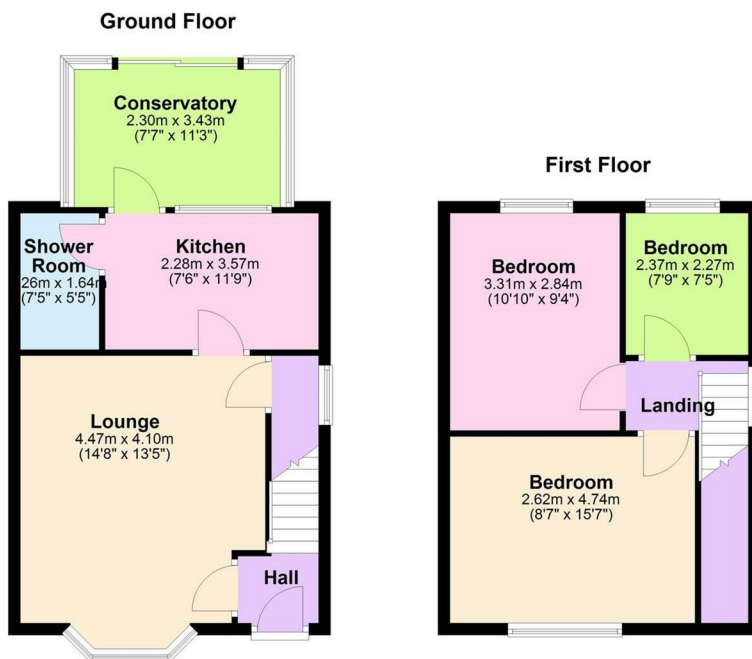
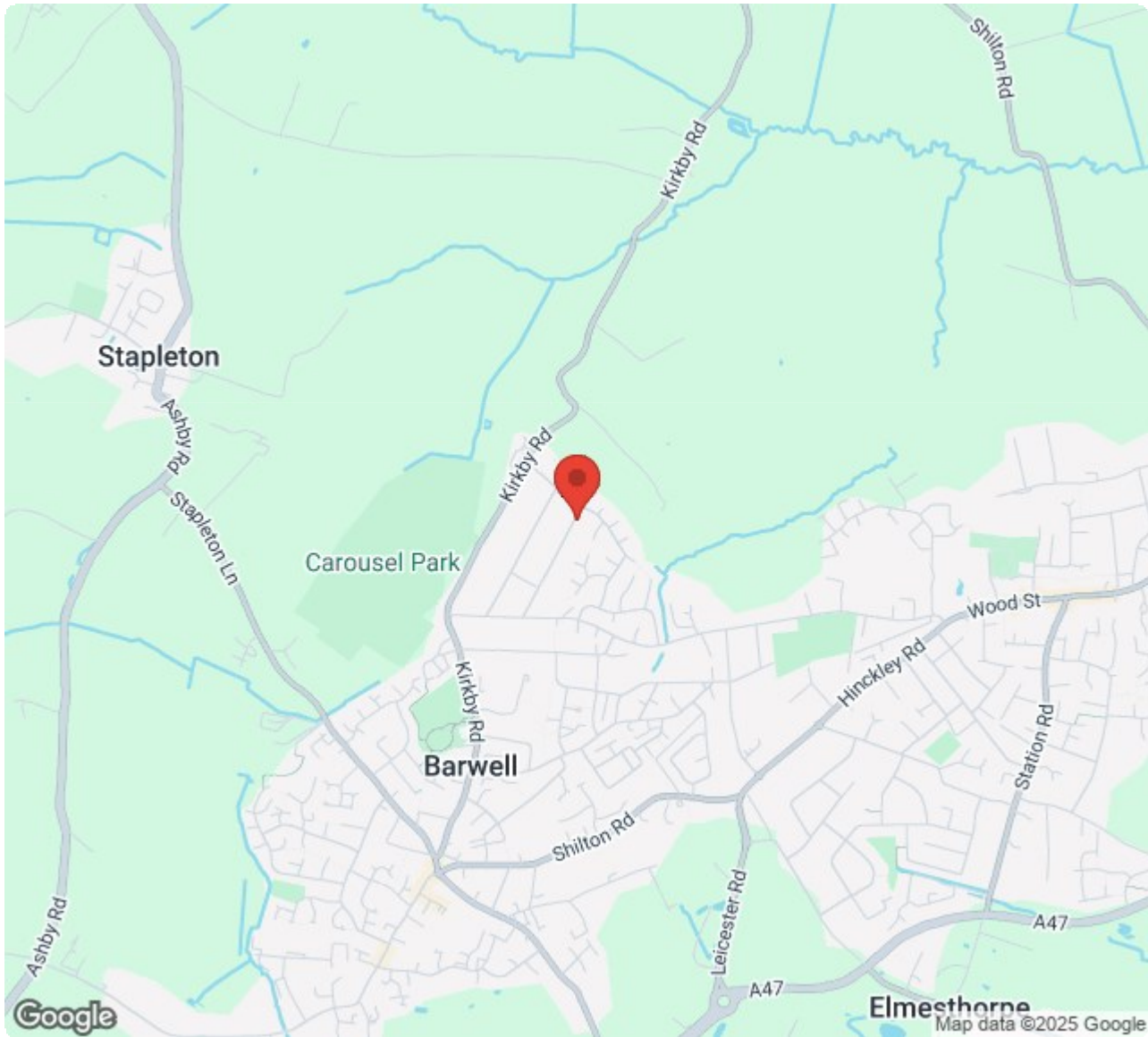
With double panelled radiator



OUTSIDE

The property is set back from the road, screened behind a retaining wall, a full width slabbed driveway to the front. A slabbed pathway and timber gate lead down the side of the property. There is a large fully fenced enclosed rear garden. The first half of the garden has been landscaped, having a full width slabbed patio adjacent to to the rear of the property. Beyond which the garden is in astroturf with central paved areas and surrounding beds. There's also a brick garden store with a double power point. There is also an outside tap. The bottom section of the garden is a large vegetable plot with paved and slate pathways with storage areas. Also a timber shed and an aluminium greenhouse to the top of the garden.





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