

# 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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



### 1 BAGWORTH ROAD, BARLESTONE, CV13 0EG

**£200,000**

Traditional bay fronted two bedroom semi detached property. Popular and convenient location within walking distance of the village centre including shops, primary school, takeaways, public houses, open countryside and good access to major road links. Well presented including laminate flooring, range cooker, wood burning stove, gas central heating and UPVC SUDG. Offers kitchen, lounge, two good bedrooms and bathroom with shower. Enclosed rear garden. Viewing recommended. Carpets, curtains and blinds included.





## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

UPVC SUDG door to

## KITCHEN

12'9" x 8'5" (3.90 x 2.57)

With tile effect vinyl flooring, a range of floor standing white kitchen cupboard units with chrome handles, wood effect roll edge working tops. Stainless steel sink, black mixer tap, tile effect splash backs, Beko electric range cooker, with oven, four ring hob and warmer, extractor above . Further matching range of wall cupboard units. Single panelled radiator, panelled door to



## LOUNGE

13'9" x 15'10" (4.21 x 4.83)

With wood strip laminate flooring, single panelled radiator, Feature fireplace with slate hearth, oak mantel incorporating a wood burner. Bay window to front, useful under stairs storage cupboard, with shelving, original beams to ceiling. Bespoke cupboard housing the gas and electric meters and fuse board. Stairs to



## UPSTAIRS LANDING

With single panelled radiator.

### BEDROOM ONE TO FRONT

14'2" x 10'11" (4.33 x 3.35)

loft access, single panelled radiators, built in wardrobes with shelves and hanging rail. Further built in storage unit housing Worcester combination boiler for domestic hot water and gas central heating.



### BEDROOM TWO TO REAR

7'10" x 8'8" (2.41 x 2.66)

With single panelled radiator,



### BATHROOM

7'11" x 8'5" (2.43 x 2.59)

With tile effect vinyl flooring, three piece suite consisting of pedestal wash hand basin with chrome mixer tap, low level WC. 'P' shaped bath with chrome mixer tap and bar shower with hand attachment above, chrome towel heater and tiled surrounds. Further loft access,

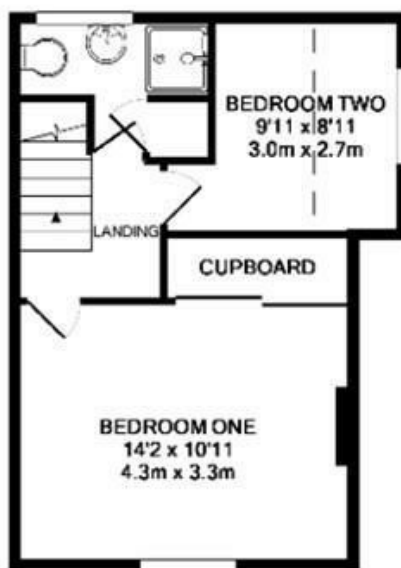
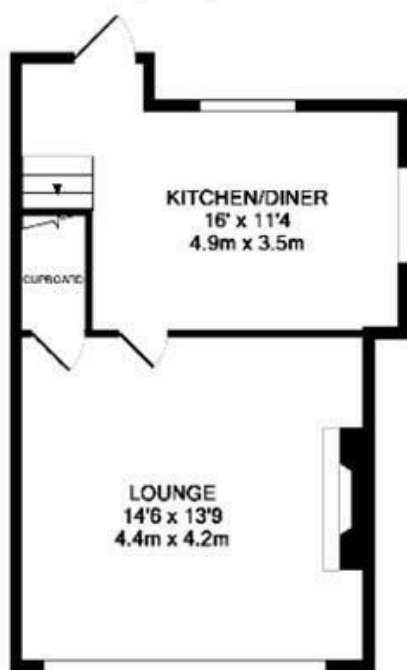
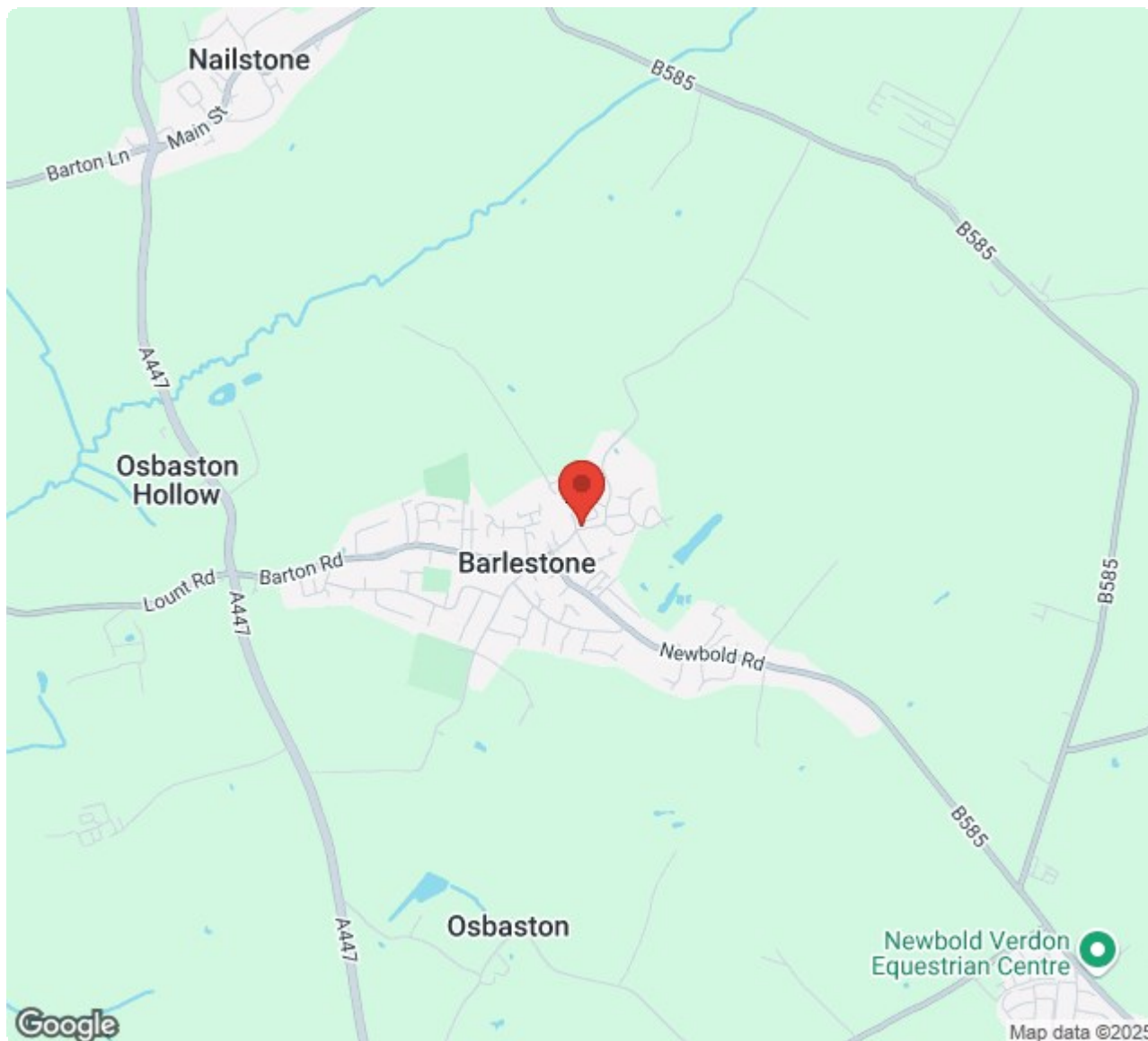


### OUTSIDE

To the rear of the property there is a wrought iron gate leading into the garden to a concrete slabbed path to the back door. The garden is predominately laid to decorative stone, surrounded by beds, fenced and enclosed with an outside tap.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</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>		<b>60</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		
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