

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 11 POWERS ROAD, BARWELL, LE9 8DY

**OFFERS IN THE REGION OF £260,000**

Spacious traditional semi-detached family home on a large sunny plot overlooking open fields to rear. Popular and convenient cul de sac location within walking distance to the village centre including shops, schools, doctors, dentists, bus service, takeaways, public houses and good access to major road links. Immaculately presented and refurbished including white panel interior doors, spindle balustrades, coving, wooden flooring feature fireplace, modern fitted kitchen and refitted bathroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge, dining kitchen and utility room. Three good bedroom and bathroom. Wide driveway leading down the side of the house to a store room. Large sunny rear garden with large shed. Viewing recommended. Carpets and curtains included.





## TENURE

Freehold  
Council Tax Band B  
EPC Rating D

## ACCOMMODATION

Open canopy porch, attractive hard wood teal blue, SUDG and coloured leaded door to

### ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, radiator with surrounding ornamental radiator cover. Coving to ceiling. Built in floor to ceiling storage cupboard housing the meters. Stairway to first floor with white spindle balustrades.



### FRONT FITTED DINING/KITCHEN

15'2" x 9'4" (4.63 x 2.87)

With an attractive range of royal blue fitted kitchen units, consisting inset one and a half bowl single drainer resin sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting white marble finish working surfaces above with inset five ring stainless steel gas hob unit, stainless steel chimney extractor above. Tiled splashbacks, built in double fan assisted oven with grill. Appliance recess points. Oak finish laminate wood strip flooring, radiator.



### REAR LOUNGE

15'2" x 11'5" (4.64 x 3.50)

With feature fireplace having ornamental grey wooden surrounds, raised hearth. Fitted TV plinth to side alcove. Radiator, UPVC SUDG patio doors to the rear garden. Coving to ceiling. White wood panel and glazed double doors to



### REAR UTILITY ROOM

8'3" x 5'9" (2.53 x 1.77)

With fitted roll edge working surfaces, appliance recess points, plumbing for automatic washing machine. Further cupboard housing the gas condensing combination boiler for central heating and domestic hot water with wireless digital programmer and thermostat. UPVC SUDG door leading to the rear garden.



### FIRST FLOOR LANDING

With white spindle balustrades, coving to ceiling.

### REAR BEDROOM ONE

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

With white ash wood grain laminate wood strip flooring, radiator. Contrasting cream wood panel surrounds, coving to ceiling.



### FRONT BEDROOM TWO

11'5" x 10'9" (3.49 x 3.29)

With oak finish laminate wood strip flooring, radiator, built in double wardrobe with cupboards above. coving to ceiling.



### FRONT BEDROOM THREE

9'8" x 10'9" (2.96 x 3.29)

With oak finish laminate wood strip flooring, radiator. Grey wood panelled surrounds, coving to ceiling, loft access, the loft is majority boarded with lighting.



### REAR REFITTED BATHROOM

7'6" x 5'4" (2.30 x 1.65)

With white suite consisting panelled bath, mixer taps and shower attachment above, glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Oak finish laminate wood strip flooring, chrome heated towel rail. Coving to ceiling.



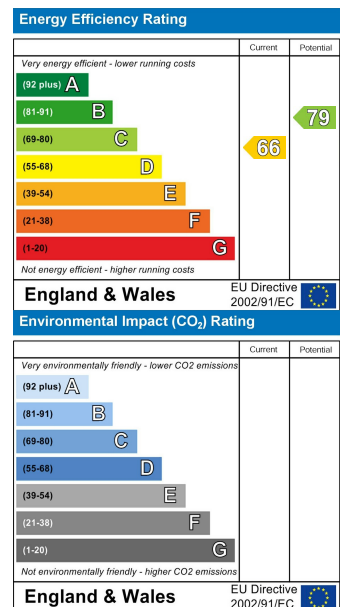
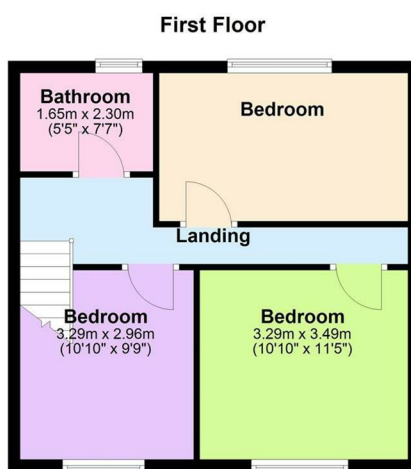
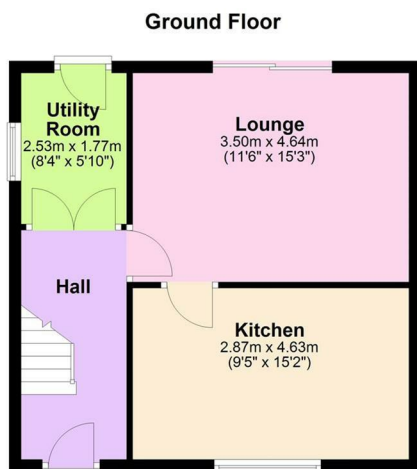
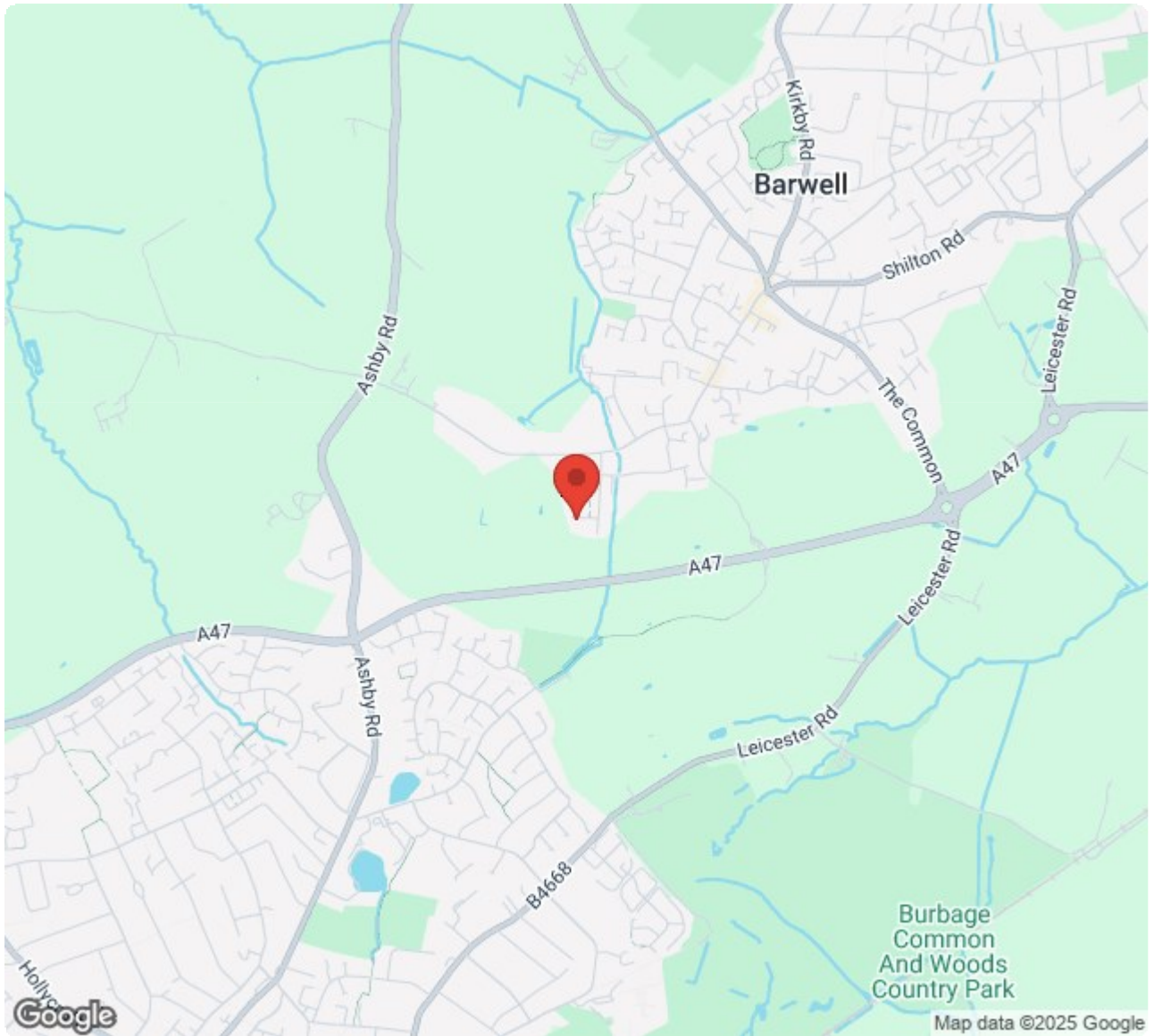
### OUTSIDE

The property is nicely situated in a cul de sac, set back from the road having a full width stoned and tarmacadam driveway to front. Double timber gates at the side of the property lead to a store room, a timber gate at the rear of the store room leads to the large, fully fenced and enclosed rear garden which has a deep full width slabbed patio adjacent to the rear of the property with outside tap and light. Beyond this the garden is principally laid to lawn with an ornamental pond, beyond which is picket fencing, the second half of the garden is principally laid to lawn with surrounding beds. There is also a large plastic shed with slabbed patio, the garden has a sunny aspect and overlooks open fields to rear.









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