

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

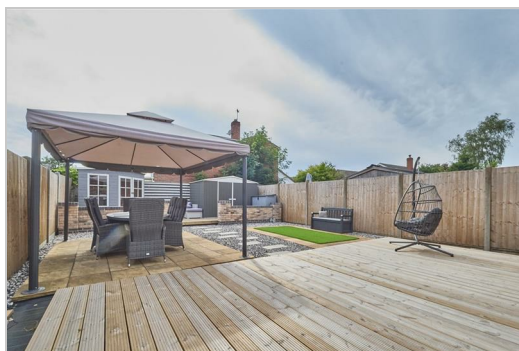
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13 SHENTON ROAD, BARWELL, LE9 8AR

ASKING PRICE £230,000

NO CHAIN! Spacious, traditional semi detached family home. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, public houses, takeaways and good access to major road links. Well presented benefiting from refitted bathroom, new roof (2024), laminate wood strip flooring, media wall, gas central heating and UPVC SUDG. Offers entrance hallway, kitchen diner, lounge and utility room. 3 bedrooms and re fitted bathroom with shower. Driveway to front and enclosed rear garden with summer house and shed. Light fittings and blinds included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

UPVC SUDG front door leads to the

ENTRANCE HALLWAY

With stairway to the first floor, tiled flooring, double panelled radiator. There are two cupboards that house the gas and electric meters and the consumer unit. Smoke alarm. Wooden interior door leads to

KITCHEN/DINER TO FRONT

15'0" x 9'4" (4.59 x 2.85)

With a range of floor standing fitted kitchen units with roll edge working surfaces above. Inset stainless steel drainer sink with mixer taps above, tiled splashbacks. A black gas cooker with gas hob above. Further range of wall mounted cupboard units. There is housing for a washing machine, tumble dryer and space for fridge freezer. Single panelled radiator and tiled flooring.



LOUNGE TO REAR

15'1" x 11'4" (4.61 x 3.47)

With a feature media wall with a large Samsung TV built in with sound bar (included). Double panelled radiator, laminate wood strip flooring.



STOREROOM/ UTILITY ROOM TO REAR

5'10" x 7'10" (1.79 x 2.41)

With a double panelled radiator, door to under stairs storage cupboard and the wall mounted Worcester gas boiler. UPVC SUDG door leading to the rear garden.



FIRST FLOOR LANDING

With smoke alarm. Loft access with pull down ladder, the loft is boarded with lighting. Wooden panelled interior door to

BEDROOM ONE TO REAR

10'3" x 13'6" max (3.14 x 4.13 max)

With double panelled radiator.



BEDROOM TWO TO FRONT

10'7" x 13'6" max (3.25 x 4.14 max)

With double panelled radiator. Mirror fronted wardrobes included.



BEDROOM THREE TO FRONT

9'7" x 7'3" (2.93 x 2.23)

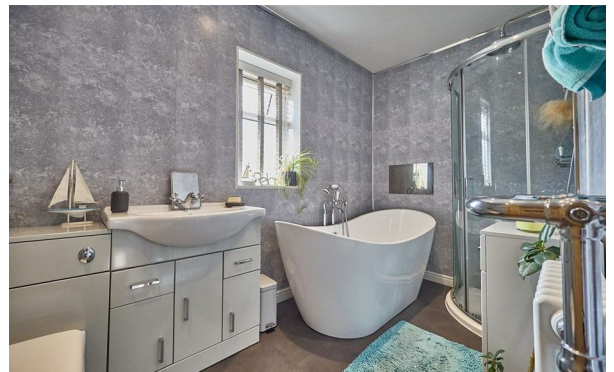
With double panelled radiator.



REFITTED BATHROOM TO REAR

5'7" x 10'2" (1.71 x 3.10)

A four piece suite consisting of a freestanding bath with mixer and shower attachment above. A corner shower cubicle with mixer and rain shower attachment and surrounding shower screen. Vanity sink unit with drawers and cupboards beneath and low level WC. There is a built in mirror fronted TV to wall, laminate wood strip flooring, and inset ceiling spotlights, radiator with surrounding chrome towel rail.

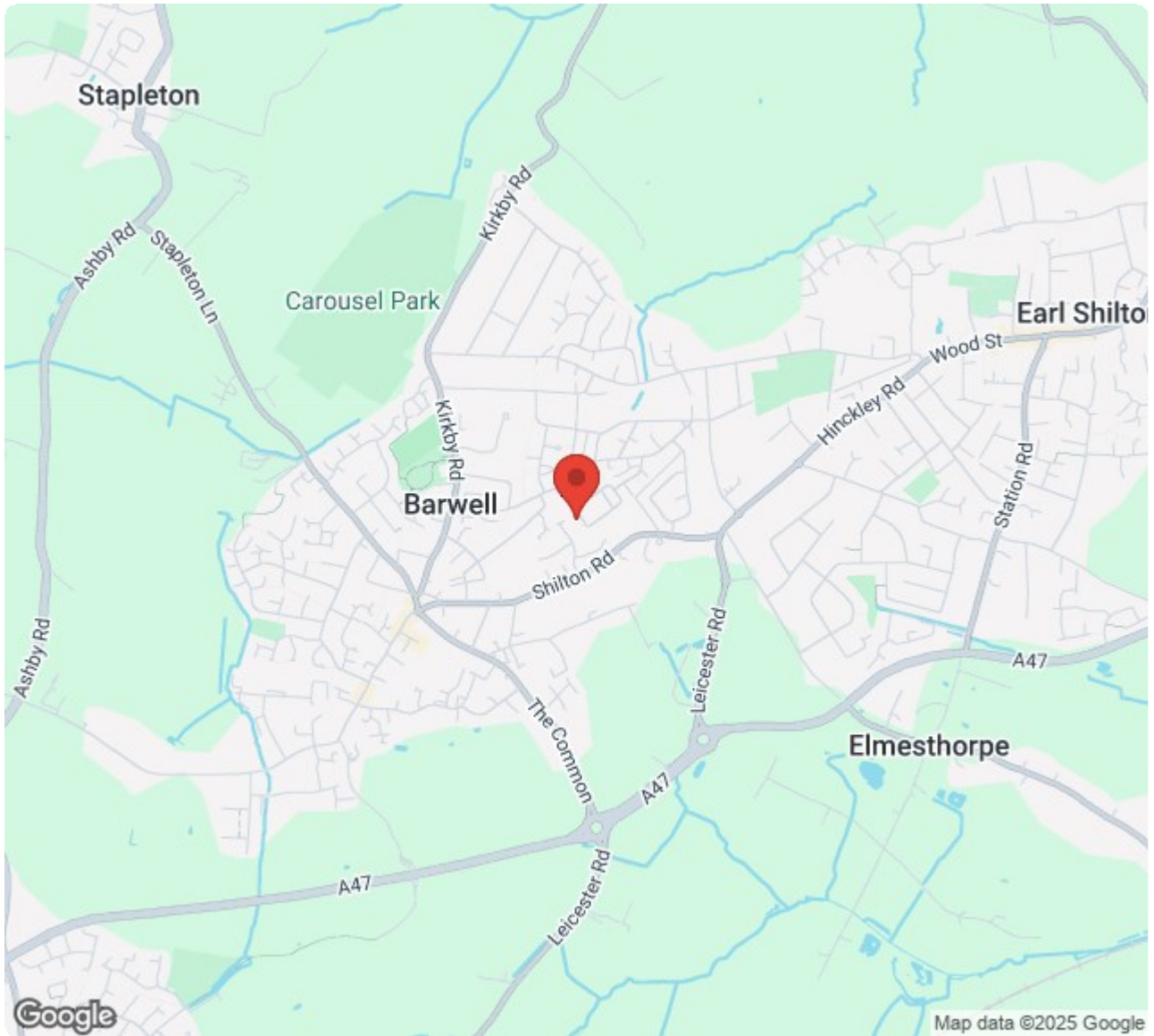


OUTSIDE

The property is nicely situated set well back from the road with a large stoned driveway to front and a raised border with hedging. Down the left hand side of the property is a slabbed pathway and gate leading to the fully fenced and enclosed rear garden with timber decking adjacent to the rear of the property, beyond which the garden is principally hard landscaped with a slabbed seating area, with gazebo (included). There is an artificial grass area surrounded with a slabbed walkway. A stoned and slabbed pathway leads to the bottom of the garden where there is a further timber decking area enclosed by a low brick retaining low with a summer house and large shed.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		58	
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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