

Scrivins & Co

Sales & Lettings

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

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10 MILL STREET, BARWELL, LE9 8DW

OFFERS OVER £150,000

Spacious traditional bay fronted terraced house of character. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus services, parks, takeaways, public houses and good access to major road links. Attractive panelled interior doors, laminate wood strip flooring, fitted wardrobes and refitted bathroom. Offers lounge, dining room, and kitchen. Two double bedrooms and bathroom with separate shower cubicle. Front and enclosed rear garden. Viewing highly recommended. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

UPVC SUDG front door to

LOUNGE TO FRONT

12'11" x 13'5" (3.94 x 4.11)

With feature Victorian style fireplace having ornamental pine surrounds, raised black granite hearth incorporating a cast iron Victorian style fireplace incorporating a living flame coal effect gas fire, laminate wood strip flooring. Coving to ceiling, radiator, TV aerial point. White wood panel and glazed door to



INNER LOBBY

With laminate wood strip flooring, useful under stairs storage cupboard with lighting, this also houses the electric meters and consumer unit.

DINING ROOM TO REAR

12'2" x 12'11" (3.71 x 3.96)

With laminate wood strip flooring, radiator, coving to ceiling. Door and stairway to first floor. Pine panel and etched glazed door to



FITTED BREAKFAST KITCHEN TO REAR

12'0" x 6'9" (3.66 x 2.06)

With a range of beech finish fitted kitchen units consisting inset black one and a half bowl single drainer resin sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting black roll edge working surfaces above, tiled splashbacks, further matching range of wall mounted cupboard units. Stainless steel Kenwood Range cooker (included) with a five ring gas hob unit, two ovens and a grill beneath. Stainless steel chimney extractor hood above. Plumbing for automatic washing machine, ceramic tiled flooring with under floor heating with individual thermostat. UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With single panelled radiator. Door to

BEDROOM ONE TO FRONT

14'9" x 11'1" (4.51 x 3.40)

With built in triple slide robe in beech, feature original Victorian cast iron fireplace, radiator. Coving to ceiling.



BEDROOM TWO TO REAR

12'2" x 11'10" (3.73 x 3.63)

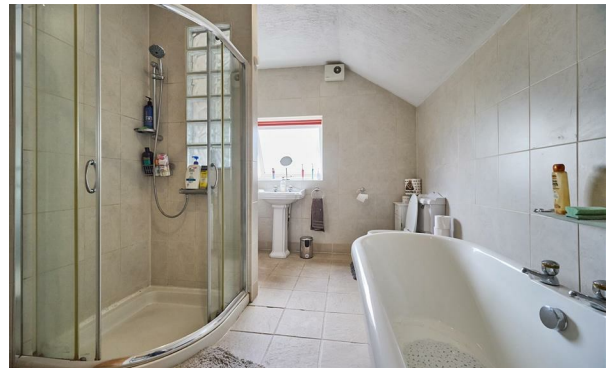
With built in single wardrobe over the stairs, loft access above, radiator, coving to ceiling.



BATHROOM TO REAR

11'9" x 11'11" (3.60 x 3.64)

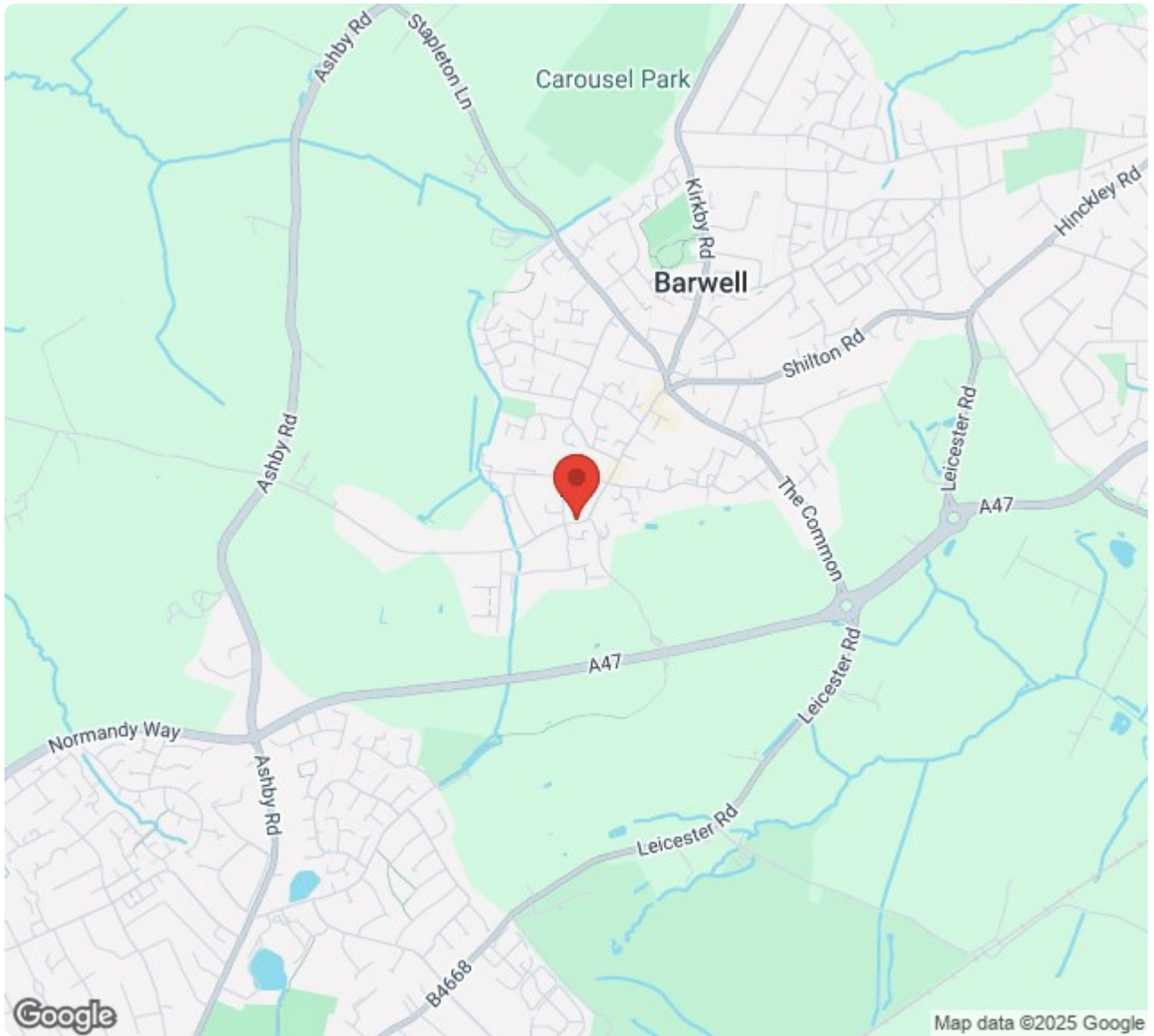
With white suite consisting of a freestanding roll top bath with claw feet, fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC, contrasting fully tiled surrounds including the flooring. Chrome heated towel rail, extractor fan and inset ceiling spotlights.



OUTSIDE

The property is set back from the road screened behind an original blue brick retaining wall with a stoned front forecourt with inset shrubs, a shared covered side entry leads down the left hand side of the property where there is a fully fenced and enclosed slabbed rear yard with outside tap. Attached to the rear of the house is a brick built WC, beyond which is the fully fenced and enclosed rear garden which is principally laid to lawn with a timber decking patio to the top of the garden and a timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(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		
	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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