

Scrivins & Co

Sales & Lettings

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132 CHARNWOOD ROAD, BARWELL, LE9 8FX

ASKING PRICE £200,000

No Chain. Attractive, modern semi detached house. Popular and convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, bus service, parks and open countryside, public houses, takeaways and good access to major road links. Well presented and refurbished including white panelled interior doors, coving, feature fireplace, refitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, lounge, dining kitchen and SUDG conservatory. Two good bedrooms and shower room, wide driveway to carport and detached garage. Enclosed hard landscaped sunny rear garden. Viewing recommended. Carpets and white goods included.



TENURE

Freehold
Council Tax Band B
EPC Rating C

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive UPVC SUDG and coloured leaded front door to

ENTRANCE HALLWAY

With radiator, coving to ceiling, wall mounted consumer unit. Stairway to first floor. White wood panel and glazed door leads to

LOUNGE TO FRONT

13'7" x 10'4" (4.15 x 3.17)

With feature fireplace having ornamental surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire, radiator, TV and telephone point, useful under stairs storage cupboard, coving to ceiling, SUDG bay window to front.



REFITTED DINING/KITCHEN TO REAR

6'10" x 13'7" (2.10 x 4.15)

Kitchen Area- With a fashionable range of light matt grey fitted kitchen units with soft close doors consisting inset black single drainer resin sink unit, black mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting black roll edge working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath. Black chimney extractor hood above, tiled splashbacks, further matching wall mounted cupboards. Appliance recess points, plumbing for automatic washing machine, coving to ceiling. UPVC SUDG French door leading to a SUDG Conservatory.



CONSERVATORY

9'10" x 10'3" (3.01 x 3.14)

With two double power points, wall light. Wood panel and SUDG French doors leading to the rear garden.

FIRST FLOOR LANDING

With coving to ceiling, loft access.

BEDROOM ONE TO FRONT

13'8" x 10'4" (4.17 x 3.17)

With radiator, coving to ceiling. Door to the airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water.



BEDROOM TWO TO REAR

7'4" x 10'3" (2.26 x 3.13)

With built in single wardrobe, radiator. Coving to ceiling.



REFITTED SHOWER ROOM TO REAR

6'0" x 7'1" (1.85 x 2.17)

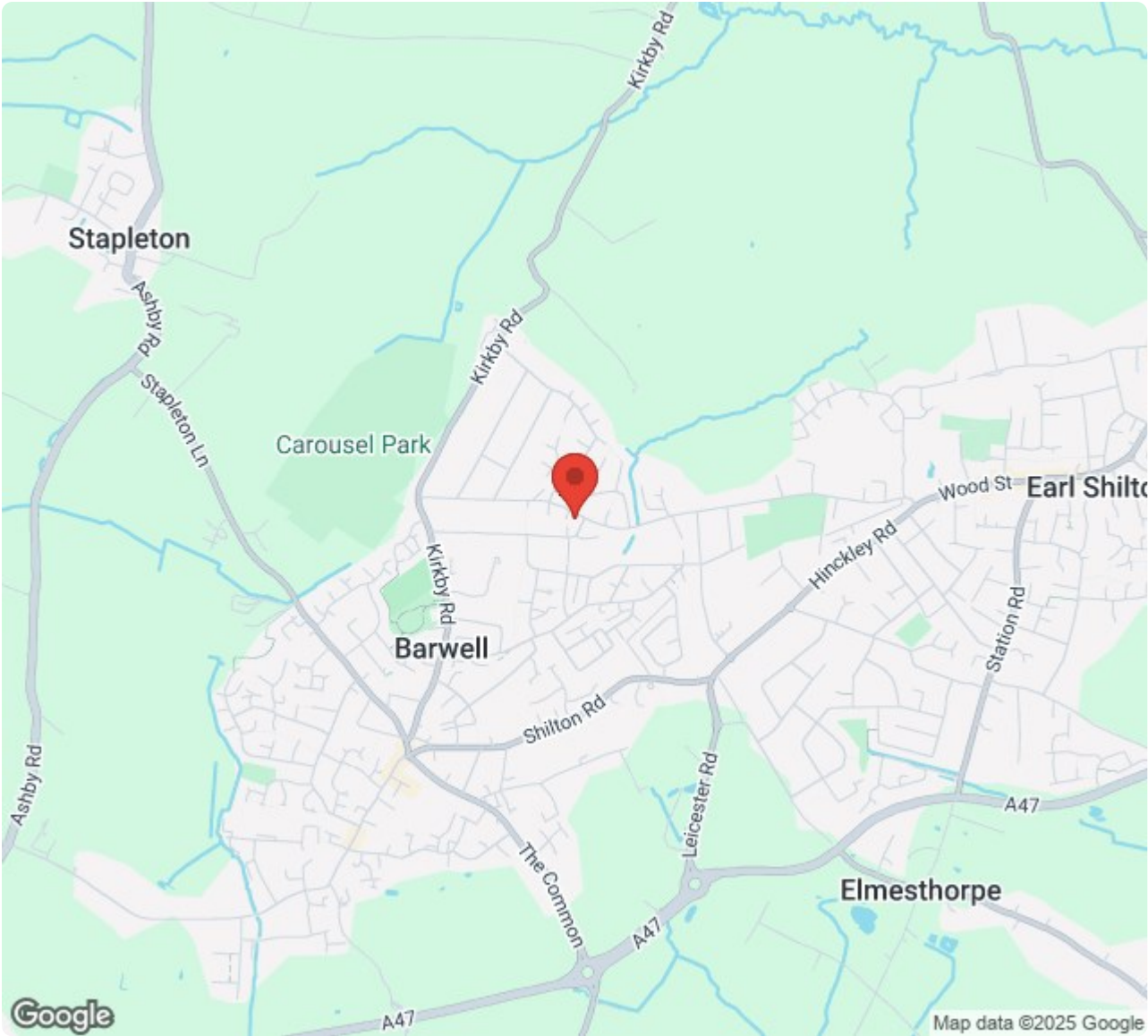
With white suite consisting of a fully tiled shower cubicle with glazed shower screen, pedestal wash hand basin, low level WC, contrasting tiled surrounds, coving to ceiling. Extractor fan and chrome heated towel rail.



OUTSIDE

The property is setback from the road having a full width decorative stone and slabbed driveway offering ample car parking, leading down the side of the property through double timber gates, leading to a full length car port, with light and power beyond which is a detached brick built garage measuring 2.90m x 5.48m with double timber doors to front, with side pedestrian door and window, light and power. There is also a workbench. The rear garden is fully fenced and enclosed rear garden which has been hard landscaped having a full width slabbed patio adjacent to the rear of the property with surrounding pergola, beyond which the garden is in astro turf, with surrounding raised beds and railway sleepers. There is also a timber shed, the garden has a sunny aspect, there is also an outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

