

Scrivins & Co

Sales & Lettings

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

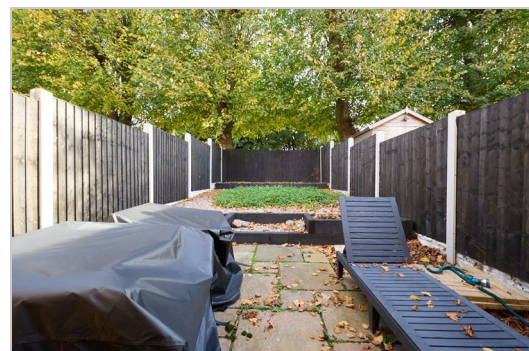
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



18 HARVEY CLOSE, BARWELL, LE9 8JZ

£200,000

Delightful two bedroom semi detached home. Popular and convenient location cul de sac location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, open countryside, takeaways, public houses and with good access to major road links. Well presented including re fitted kitchen, white panelled interior doors, tiled flooring, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, separate WC, kitchen and lounge diner. Two double bedrooms (main with en suite shower room) and bathroom. Driveway to front and enclosed rear garden. Carpets and light fittings included.



TENURE

Freehold

Council tax band B

ENTRANCE HALLWAY

With laminate wood strip flooring, smoke alarm. Door to an under stairs storage cupboard. White panelled interior doors to

SEPERATE WC

5'8" x 2'9" (1.73 x 0.85)

With low level WC, vanity sink unit with double cupboard beneath, wall mounted double cupboard, tiled flooring, tiled splashback and extractor fan.



RE FITTED KITCHEN TO FRONT

9'11" x 6'2" (3.04 x 1.88)

With range of dark blue floor standing fitted kitchen units with wood effect working surface above and inset black composite drainer sink with mixer tap. Integrated Beco oven with matching gas hob and extractor above. Plumbing for automatic washing machine and space for a fridge freezer. Further range of matching wall mounted cupboard units. Tiled flooring.



LOUNGE DINER TO REAR

17'3" x 12'8" (5.27 x 3.87)

With stairway to the first floor. Laminate wood strip flooring, two radiators and TV aerial point. UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With loft access and smoke alarm. White panelled interior door to

BEDROOM ONE TO REAR

9'11" x 9'1" max (3.03 x 2.77 max)

With a range of mirror fronted sliding wardrobes and radiator. Door to a storage cupboard housing the water tank. White panelled interior door to



EN SUITE SHOWER ROOM

6'2" x 5'9" max (1.88 x 1.76 max)

With low level WC, vanity sink unit with double cupboard beneath and mirror fronted cabinet above. Fully tiled shower cubical with shower attachment and shower screen. Radiator, laminate wood strip flooring and extractor fan.



BEDROOM TWO TO FRONT

12'8" x 8'4" (3.87 x 2.56)

With radiator.



BATHROOM TO SIDE

6'2" x 6'3" (1.89 x 1.91)

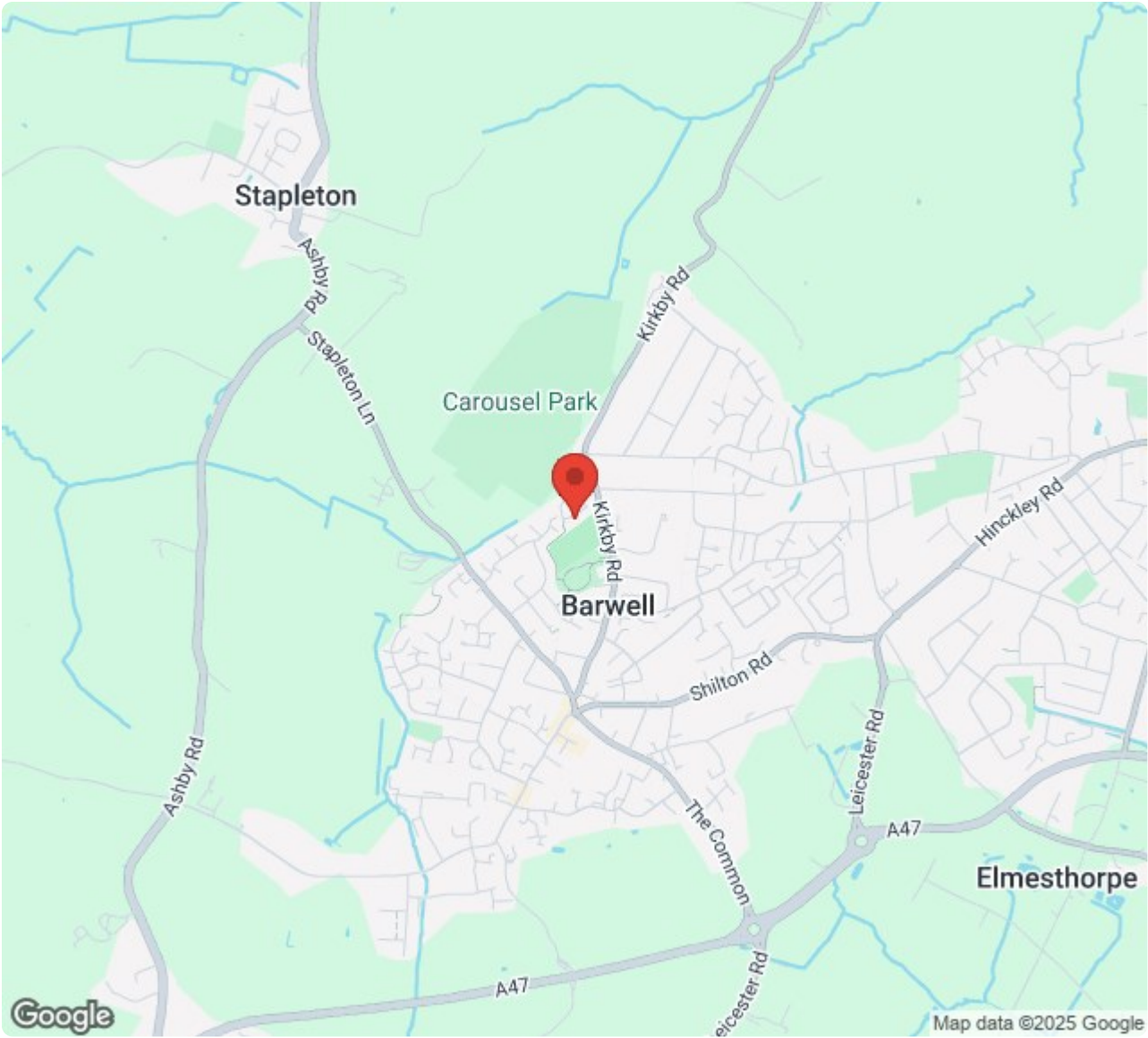
With a white panelled bath with mixer tap and shower attachment above, low level WC vanity sink unit with double cupboard beneath, tiled surrounds, radiator, laminate wood strip flooring haver point and extractor fan.



OUTSIDE

The property is nicely situated in a cul de sac with a tarmac driveway to front and the front garden in slate chippings. A slabbed pathway leading to the front door and down the side of the property. A timber pedestrian gate offers access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid stone for easy maintenance and with raised borders edged by railway sleepers and outside light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

