

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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124 HINCKLEY ROAD, BARWELL, LE9 8DN

OFFERS OVER £290,000

Extended modernised & refurbished traditional bay fronted semi detached family home of character on a large plot set back from the road. Sought after and convenient non estate location with open views to front & rear. Within walking distance of the village centre and easy access to major road networks. Benefits include original panelled interior doors, Amtico flooring, refitted kitchen, shower room. Gas central heating & UPVC SUDG. Spacious accommodation offers porch, entrance hallway, open plan through lounge kitchen, lean to conservatory space with storage & WC. 3 good bedrooms and shower room. Long driveway to front and large mature rear garden. washing machine, curtains & blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

o:Arched UPVC SUDG double door to:

ENTRANCE PORCH

Tiled flooring and white painted brick walls. Further timber framed glazed door to:

ENTRANCE HALLWAY

Timber flooring, single panel radiator, thermostat for central heating system and stairs to first floor with timber balustrades. Panelled interior door to:



OPEN PLAN LIVING KITCHEN

29'7" max x 13'6" max (9.03 max x 4.14 max)

Wood effect luxury vinyl tiled flooring, two double panel radiators, inset spotlights and two feature pendant lights. Front living space area has exposed brick chimney breast, a timber fireplace with slate hearth incorporating electric fire. UPVC SUDG bay window with roman blinds. Rear kitchen space has a range of fashionable blue floor standing kitchen units with chrome knobs. Marble effect working surfaces and tiled splashbacks. Further matching range of wallhung units, some with glazed display doors. Built in electric oven with Lamona four ring electric hob and extractor hood above. Stainless steel sink and drainer with chrome mixer tap. Contrasting grey island unit. Vertical decorative grey radiator. Exposed brick fireplace with Oak mantle. Smoke alarm. UPVC SUDG double French doors to garden. Exposed pantry area with wooden cupboard housing fuse board and electric meter. UPVC SUDG side door to:



BRICK BUILT LEAN TO

Separate WC and further cupboard for storage. Power and lighting. Range of floor mounted cupboard units with beechwood worktop. Appliance recess points and plumbing for automatic washing machine.



FIRST FLOOR LANDING

Loft access. Panelled doors to:



FRONT BEDROOM ONE

12'11" x 9'3" (3.95 x 2.83)

Single panel radiator. White painted wooden cupboards built into the alcoves. UPVC SUDG bay window.



REAR BEDROOM TWO

11'2" x 8'8" (3.41 x 2.65)

Single panel radiator and white cupboard built into the alcoves



REAR BEDROOM THREE

6'7" x 8'2" (2.01 x 2.51)

Grey painted built in cupboard housing the Worcester Bosch gas boiler for gas central heating with Drayton programmer. Also housing cylinder for domestic hot water. Double panel radiator.



BATHROOM TO FRONT

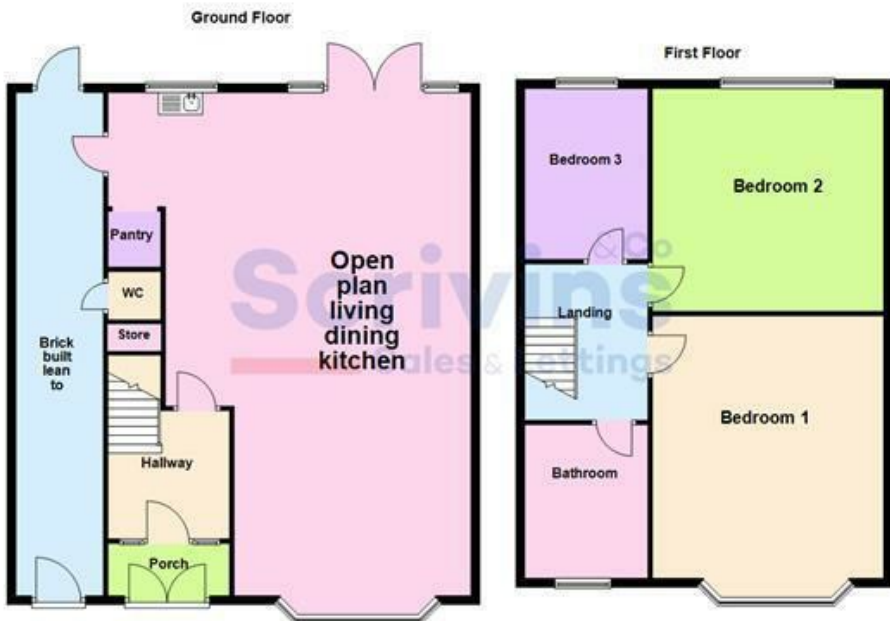
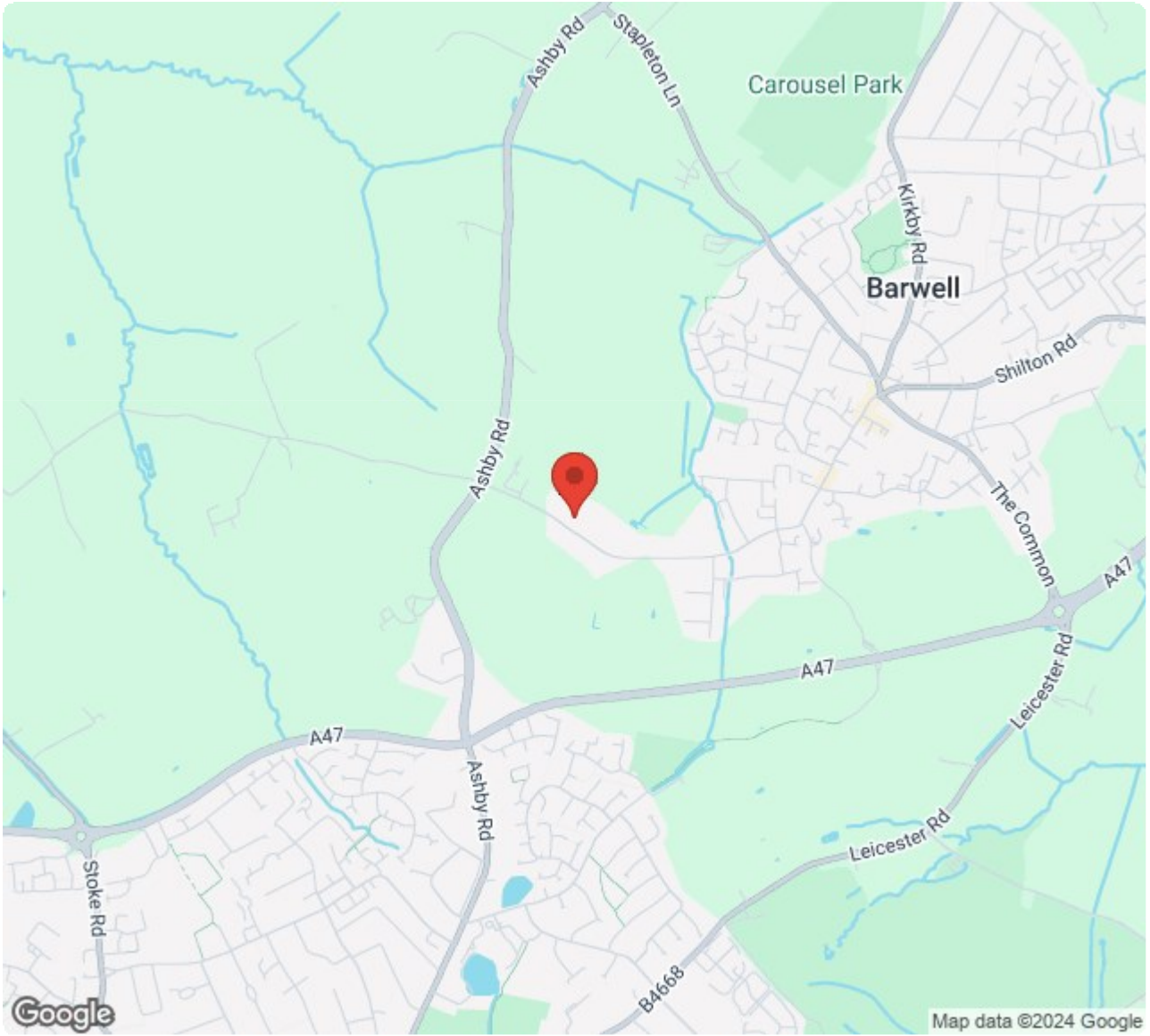
5'10" x 5'0" (1.79 x 1.54)

White suite comprising corner glazed shower enclosure with Triton electric shower, pedestal wash hand basin and low level WC tiled flooring, tiled surrounds and single panel radiator.

OUTSIDE

The property to the front has a Tarmacadam and block paved edge driveway, with a section of lawn. Long rear garden predominantly laid to lawn with a concrete slabbed patio adjacent to the rear of the property and raised decking. Garden is enclosed with hedges and fencing. Two timber sheds.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	

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