

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



26 MILL STREET, BARWELL, LE9 8DW

ASKING PRICE £190,000

Stunning traditional 2 bedroom terrace property. 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. Immaculately presented including hardwood flooring, underfloor heating, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Accommodation offers lounge and dining kitchen. 2 bedrooms and bathroom. Front garden laid in stone and good sized rear garden with large garage. Carpets, shutters, cooker and dishwasher included.



TENURE

Freehold
Council Tax Band A
EPC Rating C

ACCOMMODATION

Wood panelled front door leading to the

LOUNGE TO FRONT

11'10" x 12'0" (3.63 x 3.66)

With a feature fireplace with a tiled hearth and brick backing. Hardwood flooring, shutters to windows, TV aerial point, radiator and thermostat for the central heating system. Wood panelled door and stairway to the first floor. White panelled interior door to



KITCHEN/DINER TO REAR

14'4" x 11'0" (4.39 x 3.36)

With a range of floor standing fitted kitchen units with wood roll edge working surfaces above and inset Belfast sink with mixer tap. Included appliances are the DeLonghi Range cooker with five ring gas hob and a Kenwood slimline dishwasher. Further matching range of wall mounted cupboard units. Inset ceiling spotlights and tiled flooring with under floor heating. Appliance recess point and a matching display glass fronted cupboard above. Wooden and glazed door to the rear garden and a wooden interior door to a large storage cupboard with power and houses the main control panel for the alarm system.



FIRST FLOOR LANDING

With automatic lighting, loft access which houses the gas combination boiler for central heating and domestic hot water. Wood panelled interior door to

BEDROOM ONE TO FRONT

12'1" x 12'0" (3.70 x 3.67)

With radiator, shutters to windows and white panelled interior door to a storage cupboard with power.



BEDROOM TWO TO REAR

8'2" x 8'3" (2.49 x 2.52)

With radiator.



BATHROOM TO REAR

6'5" x 10'11" (1.97 x 3.35)

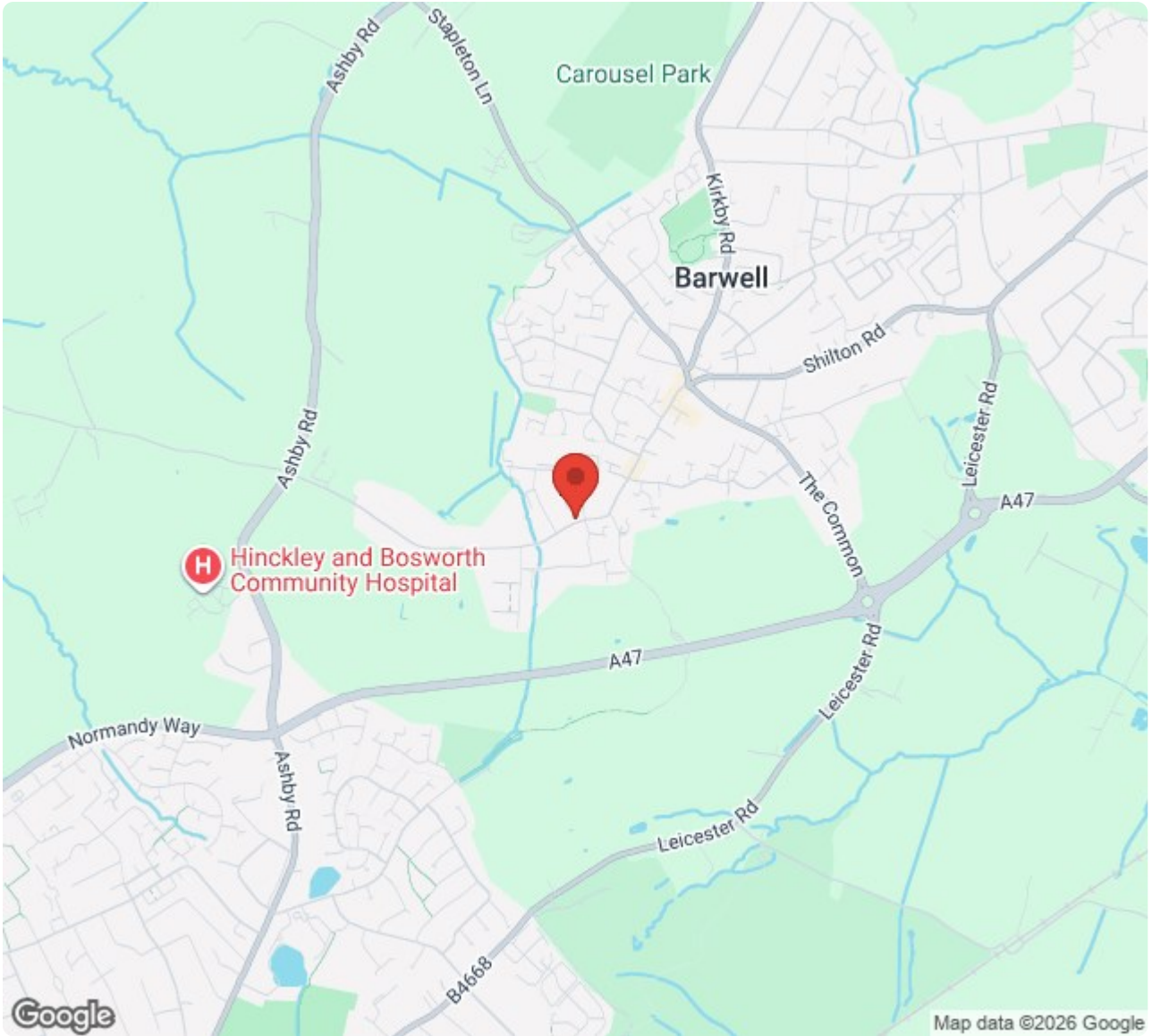
With a four piece suite consisting of a panelled bath with mixer tap, a corner shower cubicle with two shower attachments and sliding shower screen, low level WC and vanity sink unit with double cupboard beneath. Dark blue wood panelling, chrome heated towel rail, vinyl flooring, inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated set back from the road with a wide stoned front garden. The rear garden is fully fenced and enclosed with a slabbed patio adjacent to the rear of the property edged by a brick retaining wall and with a timber storage unit with power. Outside lighting, power point and tap. Beyond which the garden is principally laid to lawn and to the top of the garden is a stoned patio area edged by timber sleeper. A wooden pedestrian doors offers access to the large garage (3.41m x 8.60m). With up and over door to front, light, power, a fitted workbench and shelving unit. The garage has vehicular access via Goose Lane.

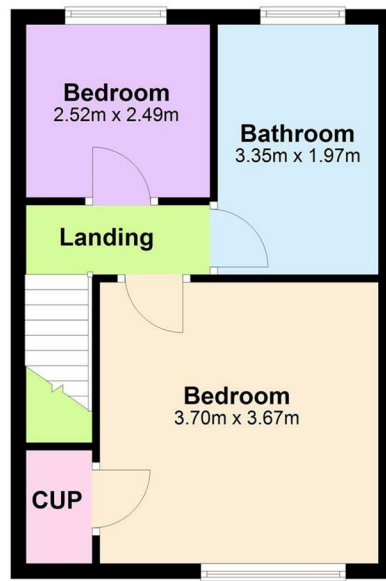




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		69	
(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	



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