

Scrivins & Co

Sales & Lettings

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72 HEREFORD CLOSE, BARWELL, LE9 8HP

£210,000

NO CHAIN. Traditional semi detached family home. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, public houses and good access to major road links. Benefiting from feature fireplace, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, lounge and kitchen diner. 3 good sized bedrooms and bathroom. Long driveway to front. Lawned front garden and good sized enclosed rear garden. carpets, blinds and curtains included.



TENURE

Freehold
Council Tax band B

ACCOMMODATION

Wooden and glazed front door leads to

ENTRANCE PORCH

With radiator, cupboard housing the consumer unit and a further wooden and glazed interior door to

LOUNGE TO FRONT

12'5" x 16'11" (3.81 x 5.18)

With a feature fireplace consisting of a stone hearth and backing with wooden mantle surrounding and two radiators. Double wooden and glazed door leads to



LOUNGE DINER TO REAR

16'11" x 10'5" (5.16 x 3.20)

With a range of floor standing units with roll edge working surfaces above and inset stainless steel sink with mixer taps, appliance recess points. Tiled splashbacks. A further range of matching wall mounted cupboard units, one tall larder unit, vinyl flooring, wall mounted gas boiler and radiator. UPVC SUDG sliding door to and a further UPVC SUDG side door to the rear garden.



FIRST FLOOR LANDING

With loft access, door to airing cupboard and white wooden interior door to

BEDROOM ONE TO FRONT

11'6" x 9'11" (3.52 x 3.04)

With radiator.



BEDROOM TWO TO REAR

11'8" x 8'6" (3.56 x 2.61)

With radiator and TV aerial point.



BEDROOM THREE TO FRONT

7'7" x 6'9" (2.33 x 2.06)

With radiator and TV aerial point.



BATHROOM TO REAR

5'7" x 8'1" (1.71 x 2.47)

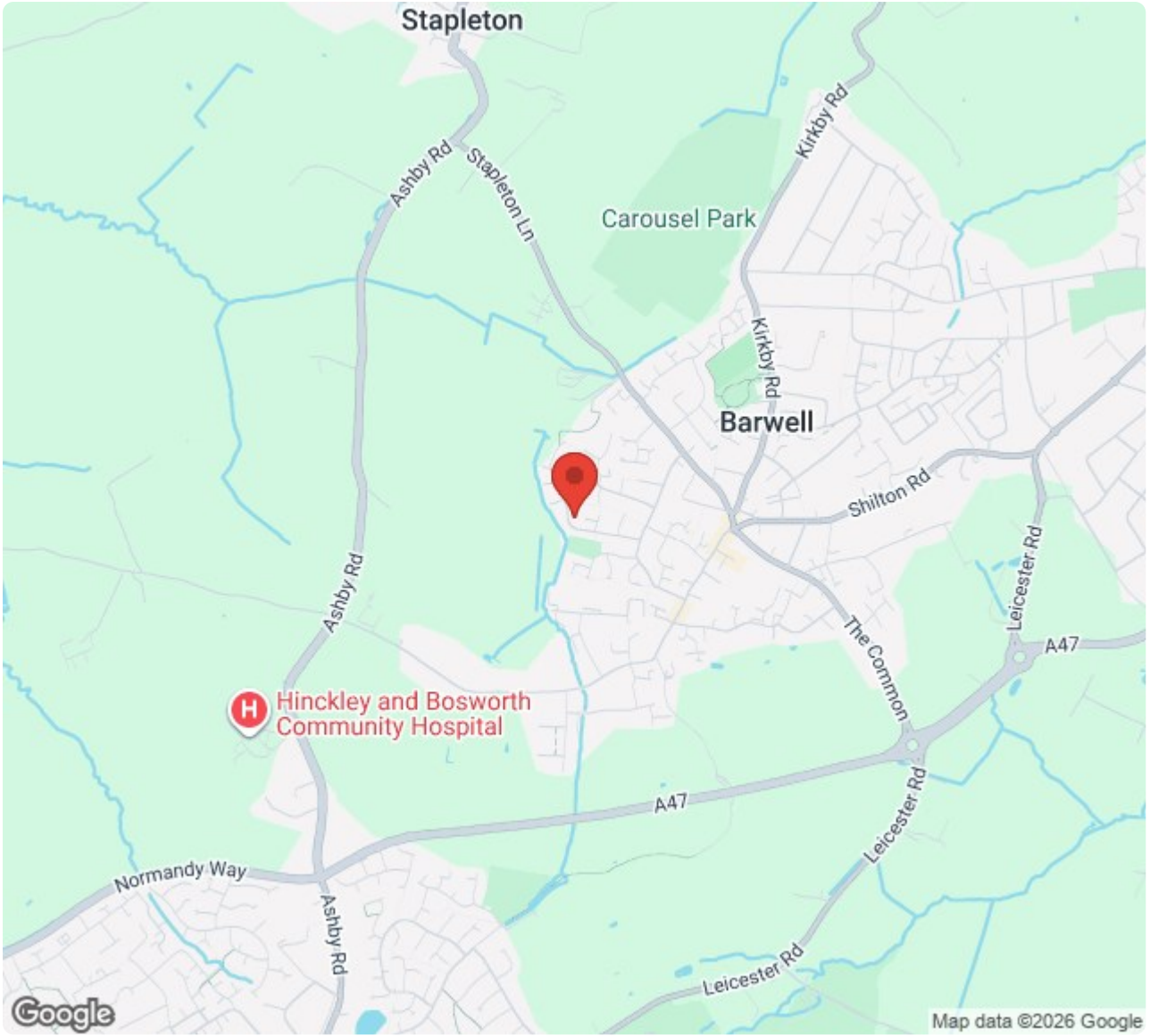
With a white panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, vinyl flooring and wall mounted cupboard unit.



OUTSIDE

The property is nicely situated set back from the road with a long slabbed driveway and further lawn front garden. Access down the left hand side of the property leads to the fenced and enclosed rear garden with slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding borders and enclosed by a low wrought iron fencing. There is a large plastic garden store and a further decorative stone border. Outside tap, lighting and power point.





Ground Floor



First Floor



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