

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



140 HINCKLEY ROAD, BARWELL, LE9 8DN

ASKING PRICE £245,000

Attractive traditional bay fronted semi detached family home on a large plot with open views to front and rear. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, takeaways, public houses and good access to major road links. In need of updating, benefitting from panelled interior doors, ceramic tiled flooring, feature retro fireplace, gas central heating and UPVC SUDG. Spacious Accommodation offers entrance hall, lounge, dining room and kitchen. Three bedrooms and bathroom. Impressive driveway offering ample car parking. Driveway to garage and large rear garden. Contact agents to view. Carpets included.



TENURE

Freehold

Council Tax Band B

ACCOMMODATION

Attractive arch topped UPVC SUDG front door to

ENTRANCE HALLWAY

With distressed wood effect ceramic tiled flooring, double panelled radiator. Stairway to first floor with white spindle balustrades. White wood panel and glazed door leads to

LOUNGE TO FRONT

10'5" x 12'8" (3.18 x 3.88)

With feature retro open fireplace with raised black tiled hearth and backing, solid oak beam above. Distressed wood finish ceramic tiled flooring, radiator, TV aerial point, coving to ceiling. Feature archway to



DINING AREA TO REAR

13'8" x 11'2" (4.18 x 3.42)

With distressed wood effect ceramic tiled flooring, radiator, coving to ceiling.

EXTENDED KITCHEN TO REAR

16'5" x 6'2" (5.01 x 1.90)

With a range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and two, three drawer units. Contrasting tiled and grey roll edge working surfaces above with inset five ring gas hob unit, single fan assisted oven with grill beneath. Tiled splashbacks, further wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, wall mounted Vallent gas combination boiler for central heating and domestic hot water. Laminate wood strip flooring. SUDG door to a lean to



SEPARATE WC

With white low level WC, ceramic tiled flooring, wall mounted consumer unit.

LEAN TO

7'3" x 6'4" (2.21 x 1.94)

With ceramic tiled flooring, UPVC SUDG door to the rear garden.

FIRST FLOOR LANDING

With white spindle balustrades, large loft access with extending aluminium timber ladder for access, the loft is boarded with light and power.

BEDROOM ONE TO FRONT

10'5" x 12'5" (3.19 x 3.79)

With a range of fitted bedroom furniture consisting of a triple slide robe with mirrored glazed doors to front, radiator.



BEDROOM TWO TO REAR

11'3" x 10'0" (3.45 x 3.06)

With built in double wardrobe with built in work station/dressing table, cupboards above, radiator.



BEDROOM THREE TO REAR

6'5" x 8'3" (1.96 x 2.52)

With double wardrobe in white which is included.



BATHROOM TO FRONT

5'9" x 5'2" (1.77 x 1.58)

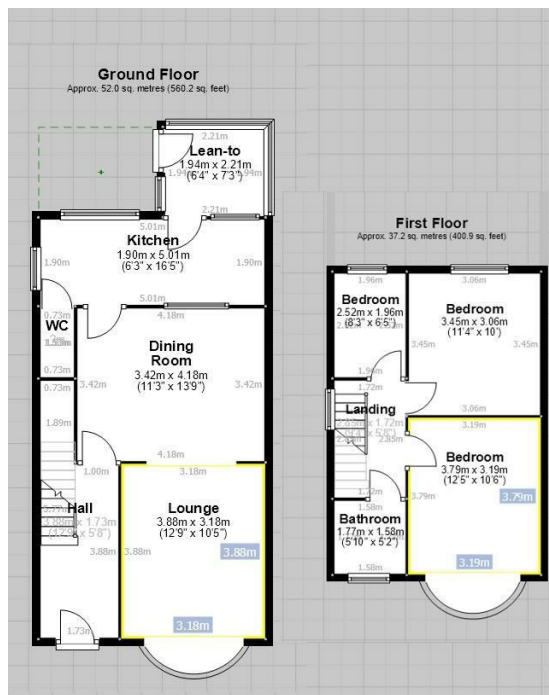
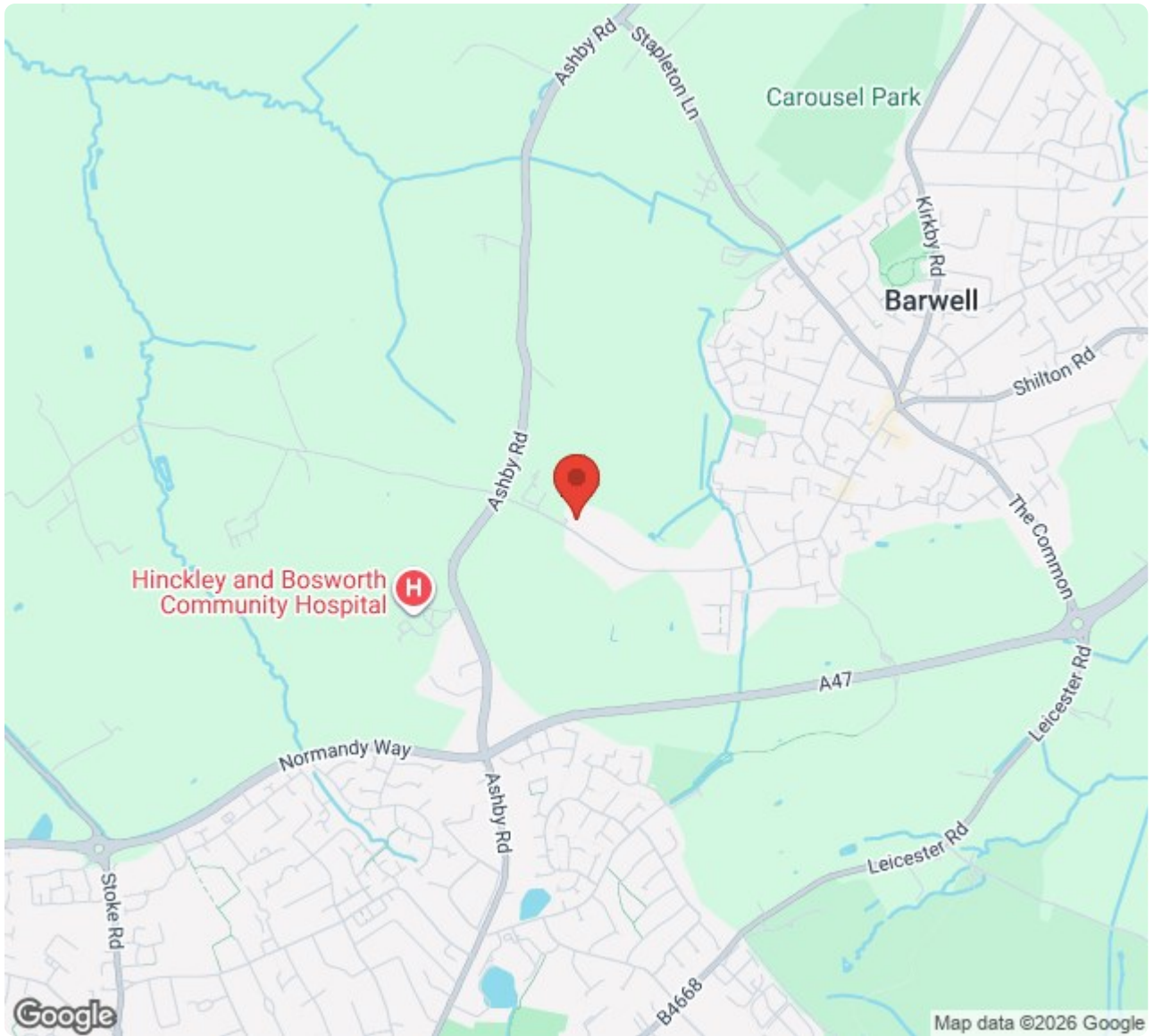
With white suite consisting of an L shaped panelled bath, rain shower above, glazed shower screen to side. Low level W/V, vanity sink unit, contrasting fully tiled surrounds including the flooring. Inset ceiling spotlights. Wall mounted mirror fronted bathroom cabinet.



OUTSIDE

The property is set well back from the road having a long tarmacadam and stoned driveway to front offering ample car parking, double timber gates and tarmacadam driveway lead down the side of the property to the detached sectional concrete garage to rear. There is a large rear garden enclosed by panelled fencing and mature edging. There is an outside tap and open views to rear.





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		
(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