

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 20 THE COMMON, BARWELL, LE9 8BR

**OFFERS IN THE REGION OF £315,000**

Delightful period cottage property of charm and character. Sought after and convenient location within walking distance to the village centre including shops, schools, doctors, dentists, bus service, parks, public houses and good access to major road links. Well presented modernised and refurbished including latched and braced interior doors, tiled flooring, exposed beams and brickwork, feature inglenook fireplace with wood burning stove, refitted kitchen and bathroom recently K rendered, reroofed, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining room, dining kitchen and a separate WC, three double bedrooms and bathroom with shower cubicle. Deep driveway offering ample car parking to a detached garage and enclosed sunny pretty cottage garden to rear. Viewing highly recommended. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band D

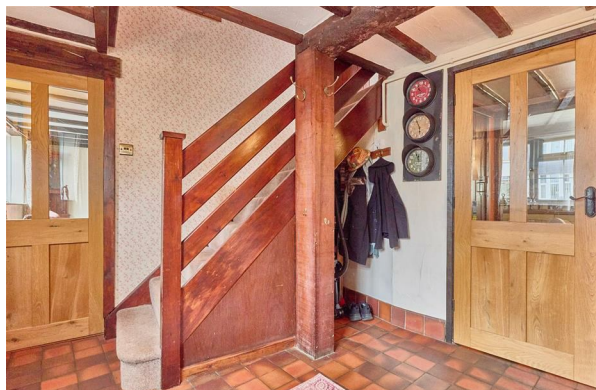
## ACCOMMODATION

Timber door to

## ENTRANCE HALLWAY

11'3" x 9'2" (3.43 x 2.80)

With tiled flooring, single panelled radiator with beams to ceiling, feature exposed brickwork, built in cupboards, one housing the gas and electric meter, one for storage. Under stairs storage area. Open glazed door to



## LOUNGE

21'1" x 14'0" (6.45 x 4.27)

With two single panelled radiator, tv aerial point, timber beams to ceiling which are in most rooms throughout the house. Feature fireplace with original beam above, brick backing, tiled hearth incorporating a log burning stove and shelving within the eaves.



## DINING ROOM

14'0" x 10'7" (4.27 x 3.23)

With single panelled radiator, throughout the property the sockets and light switches are vintage brass. Feature fireplace with brick backing, tiled hearth incorporating a log burning stove. Door to



## KITCHEN

19'6" x 12'4" (5.95 x 3.77)

With tiled flooring. A range of solid wood floor standing cream wood grain kitchen cupboard units with solid oak working surfaces above and vintage handles. Belfast style sink with chrome mixer taps. Built in Hi-sense dishwasher, built in Indesit washing machine, Range master cooker with five ring gas hob, tiled splashbacks, single panelled radiator. Door to walk in pantry with shelving and lighting. UPVC SUDG door to the rear garden. Door to lobby with wall mounted Worcester combination boiler for domestic hot water and gas central heating with shelving and lighting. Split door to



## DOWNSTAIRS WC

With timber flooring, low level WC, vanity wash hand basin with storage beneath and chrome tap above.

## FIRST FLOOR LANDING

With built in storage cupboard with shelving. Door to



## BEDROOM ONE TO THE FAR RIGHT OF THE PROPERTY

13'8" x 10'7" (4.19 x 3.23)

With single panelled radiator.



## BEDROOM TWO TO THE LEFT HAND SIDE OF THE PROPERTY

11'6" x 9'1" (3.53 x 2.79)

With single panelled radiator, built in wardrobes with shelving and hanging rails. Loft access which is partially boarded.



### BEDROOM THREE TO CENTRE FRONT

10'4" x 8'7" (3.17 x 2.62)

With two single panelled radiators, built in wardrobes with shelving and hanging rails. Door to



### FAMILY BATHROOM

10'3" x 5'7" (3.14 x 1.72)

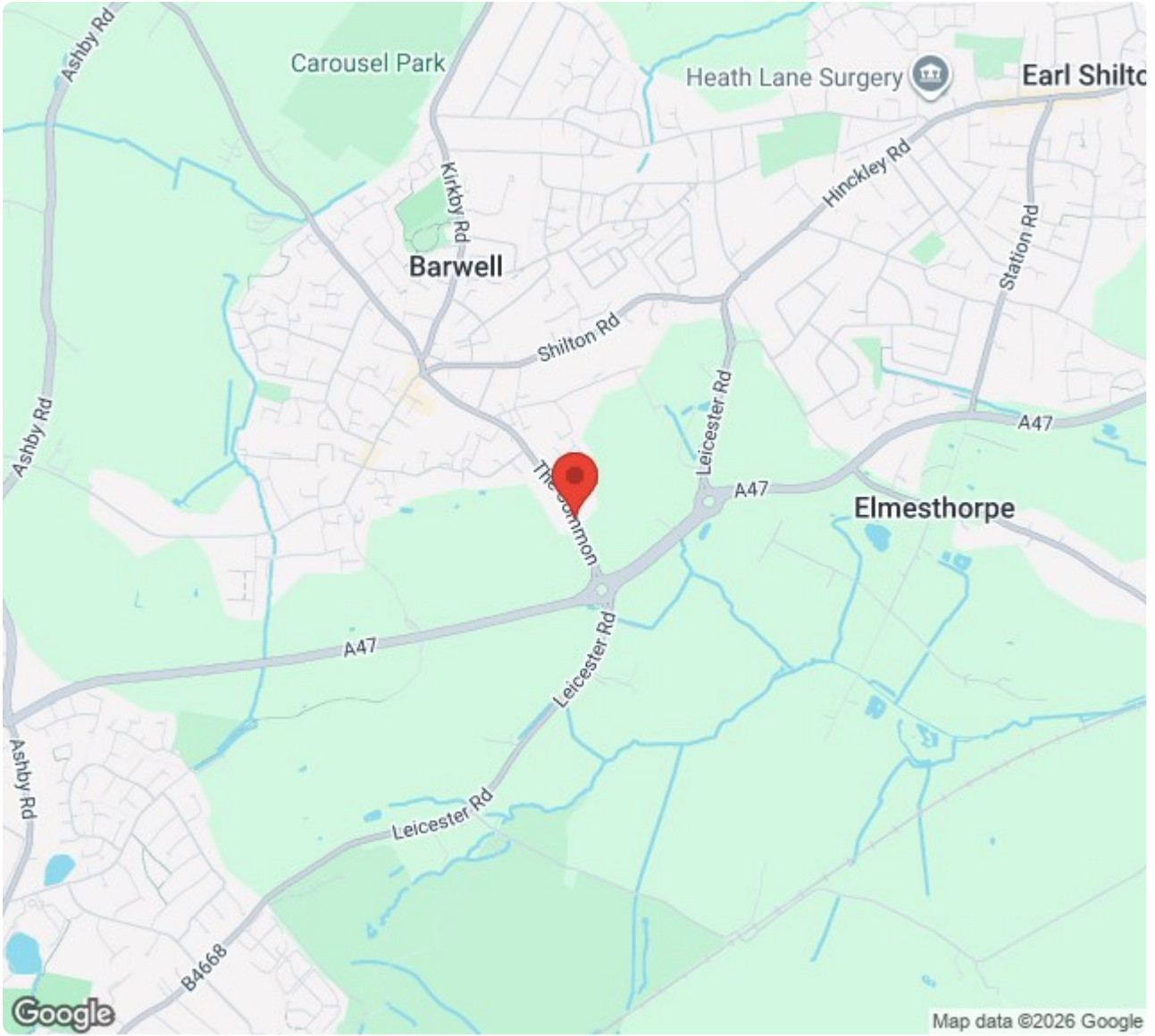
With wood effect laminate flooring, for piece suite consisting of low level WC, pedestal wash hand basin with chrome taps, freestanding bath with chrome taps, shower enclosure with bar shower, inset ceiling spotlights, traditional radiator.



### OUTSIDE

The property to side has a concrete and slabbed driveway beyond wrought iron gates to a garage with black double doors and lighting. Wrought iron pedestrian gate to the rear garden, the garden has a concrete slabbed patio adjacent to the rear of the house, decorative stone with a further raised concrete slabbed patio with bench built into brickwork, there is a further raised bed behind a retaining stone wall, the garden is fenced and enclosed. There is a pedestrian door to the garage which has electric and lighting and there is also lighting on the rear of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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