

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

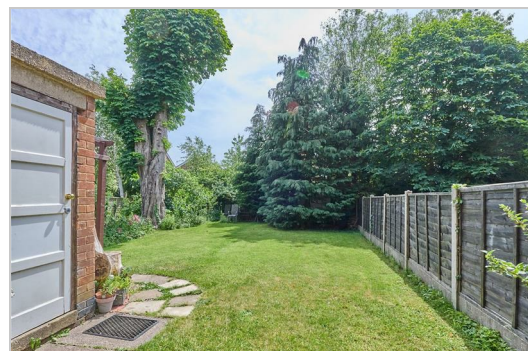
T 01455 890480 E [sales@scrivins.co.uk](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



**3 HINCKLEY ROAD, BARWELL, LE9 8DL**

**OFFERS OVER £165,000**

No Chain. Spacious first & second floor maisonette. 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. Well presented and benefiting from gas central heating and triple glazed windows. Accommodation offers entrance hallway, lounge, kitchen diner, Three bedrooms and bathroom with shower. Private rear garden & driveway to front. Carpets, blinds and light fittings included.



## TENURE

Leasehold - Extended for another 90 years, so 177 years remaining  
Council Tax Band A

## ACCOMMODATION

Canopy porch with outside lighting and ring doorbell post box, triple glazed front door to

## ENTRANCE HALLWAY

With lighting, stairs to first floor landing, door to

## KITCHEN DINER

21'11" x 8'11" (6.69 x 2.73)

With a range of solid wood floor standing kitchen cupboard units with brass coloured handles, stone effect working surface with one and a half resin sink with chrome mixer tap, built in oven, four ring gas hob and extractor above, free standing Samsung washing machine, tiled splashback, further matching range of wall cupboard units, free standing Whirlpool fridge freezer and additional freezer, single panel radiator, coving to ceiling, door to under stairs storage cupboard with lighting, opening to



## LOUNGE TO REAR

19'3" x 11'8" (5.88 x 3.56)

With wood effect laminate flooring, feature fireplace with timber mantle incorporating a feature electric fire, large single panel radiator, double built in cupboards into the alcove housing the fuse board, water, electric and gas meters. Further storage unit housing the Glowworm combination boiler for domestic hot water and gas central heating which is still under warranty. Door to



## BEDROOM ONE

15'0" x 15'7" (4.59 x 4.76)

With single panel radiator.



## BATHROOM

9'2" x 6'5" (2.81 x 1.97)

With tiled flooring, double panel radiator, white fashionable towel heater above, three piece suite consisting of a vanity toilet unit, vanity wash hand basin with storage beneath chrome mixer taps above, P shaped bath with chrome mixer tap and bar shower with hand attachment above, tiled surrounds, wall mounted mirror fronted LED mirror, thermostat for under floor heating.



## SECOND FLOOR LANDING

With a small door to storage within the eaves. Single panelled radiator.

## BEDROOM TWO

15'2" x 9'0" (4.64 x 2.75)

With double panel radiator.



## BEDROOM THREE

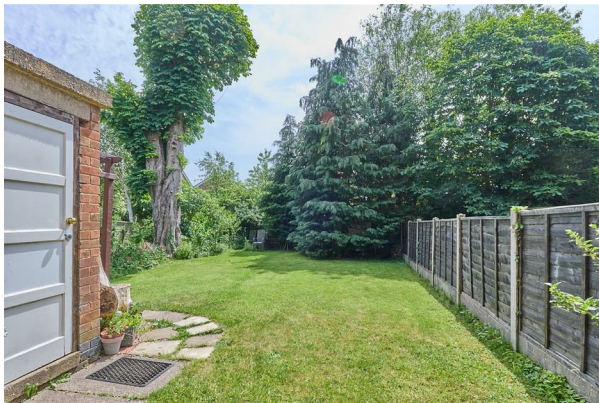
12'11" x 9'3" (3.96 x 2.83)

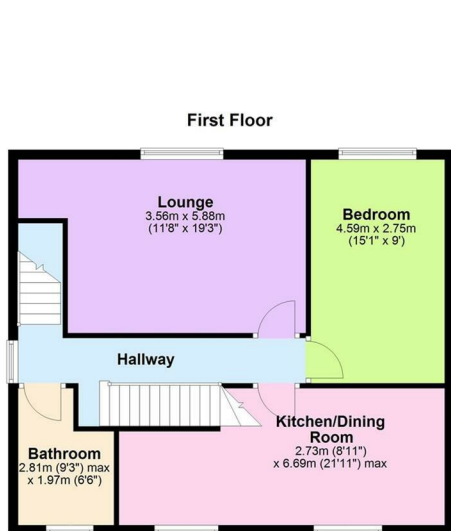
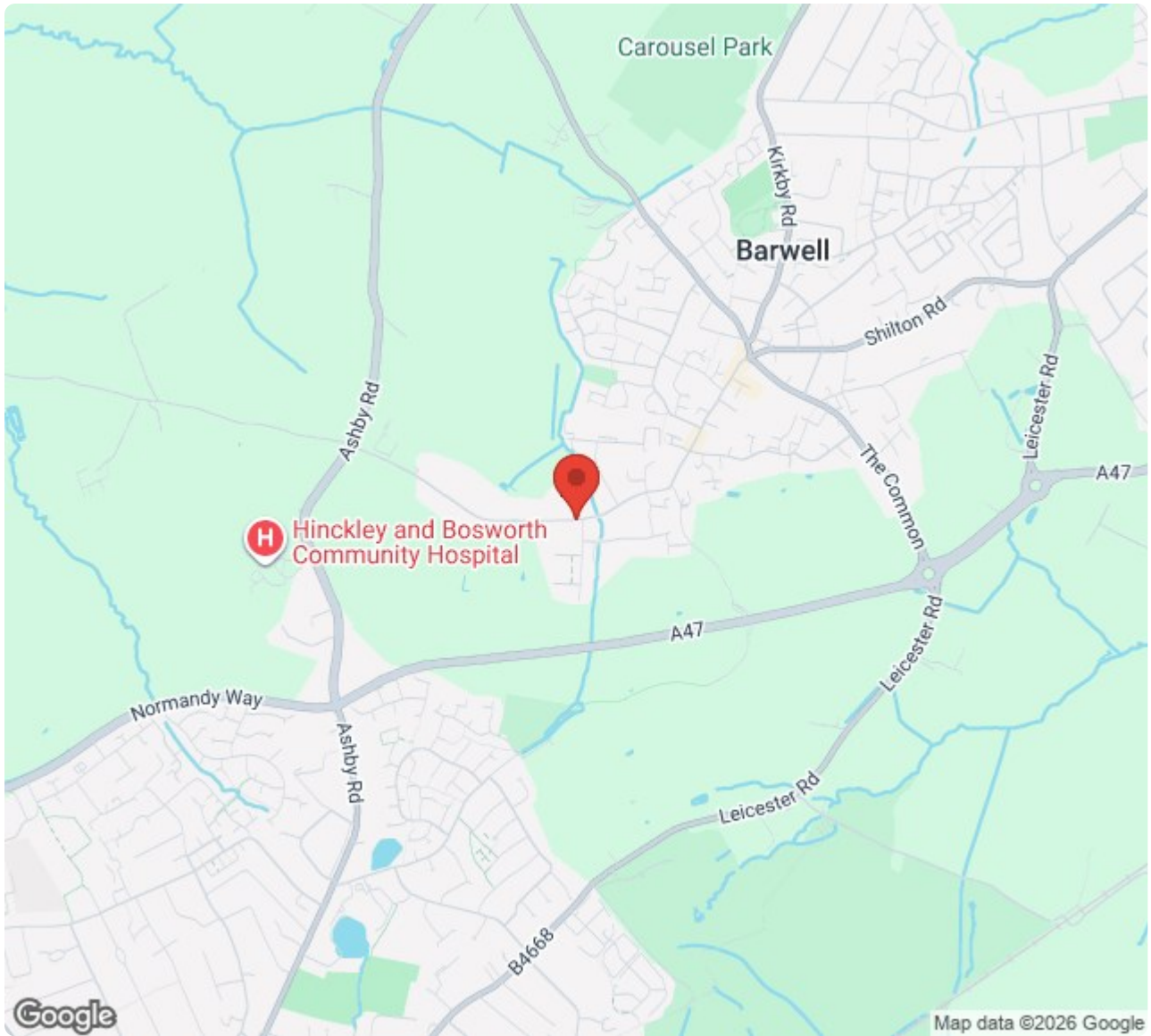
With single panel radiator with a option to keep the hanging rails.



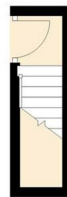
## OUTSIDE

The property is well set back from the road with a concrete and decorative stone pathway beyond a brick built wall, the concrete slabbed path leading to the front door, a brick built store. To the rear of the house is a private garden which is predominately laid to lawn surrounded with fencing, mature shrubs and trees, there are two further sheds, outside tap and outside lighting and electric.





**Ground Floor**



**Second Floor**



| 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                     |         |           |
|                                                                 | 72      | 72        |
| England & Wales                                                 |         |           |
| 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 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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