

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

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24 BRADGATE ROAD, BARWELL, LE9 8FA

ASKING PRICE £175,000

No Chain. Traditional end townhouse family home on a large plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, open countryside and with good access to major road links. Well presented, the property benefits from gas central heating and UPVC SUDG. Offers entrance hall, lounge, kitchen, wet room & three bedrooms, Driveway to front. Large enclosed rear garden. Viewing highly recommended. Blinds included



TENURE

Freehold
Council Tax Band A
EPC Rating D

ACCOMMODATION

UPVC SUDG door to

ENTRANCE HALLWAY

4'4" x 2'10" (1.34 x 0.87)

With lighting. Panelled door to

LOUNGE

14'6" x 13'5" (4.44 x 4.09)

With bay window to front, single panelled radiator. Feature fireplace with timber mantle, brick backing and tiled hearth incorporating an electric fire. Panelled door to



KITCHEN

11'8" x 7'4" (3.57 x 2.25)

With a range of floor standing kitchen cupboard units with roll edge working surface, stainless steel sink with chrome mixer taps and tiled splashbacks. Matching wall cupboard units, wall hung Worcester conventional boiler for gas central heating. Opening to under stairs storage housing the gas, electric meter and fuse board. UPVC SUDG door to the back garden. Door to



WET ROOM

5'4" x 7'3" (1.63 x 2.23)

With wet room flooring, tiled surrounds, wall hung wash hand basin with chrome taps. Mira electric wall hung shower, extractor fan and low level WC.



FIRST FLOOR LANDING

With stairs, loft access and smoke alarm. Door to

BEDROOM ONE TO FRONT

14'6" x 8'7" (4.44 x 2.62)

With single panel radiator.



BEDROOM TWO TO REAR

9'2" x 10'10" (2.81 x 3.32)

With single panel radiator, fireplace.



BEDROOM THREE TO REAR

8'0" x 7'5" (2.44 x 2.27)

With single panel radiator.

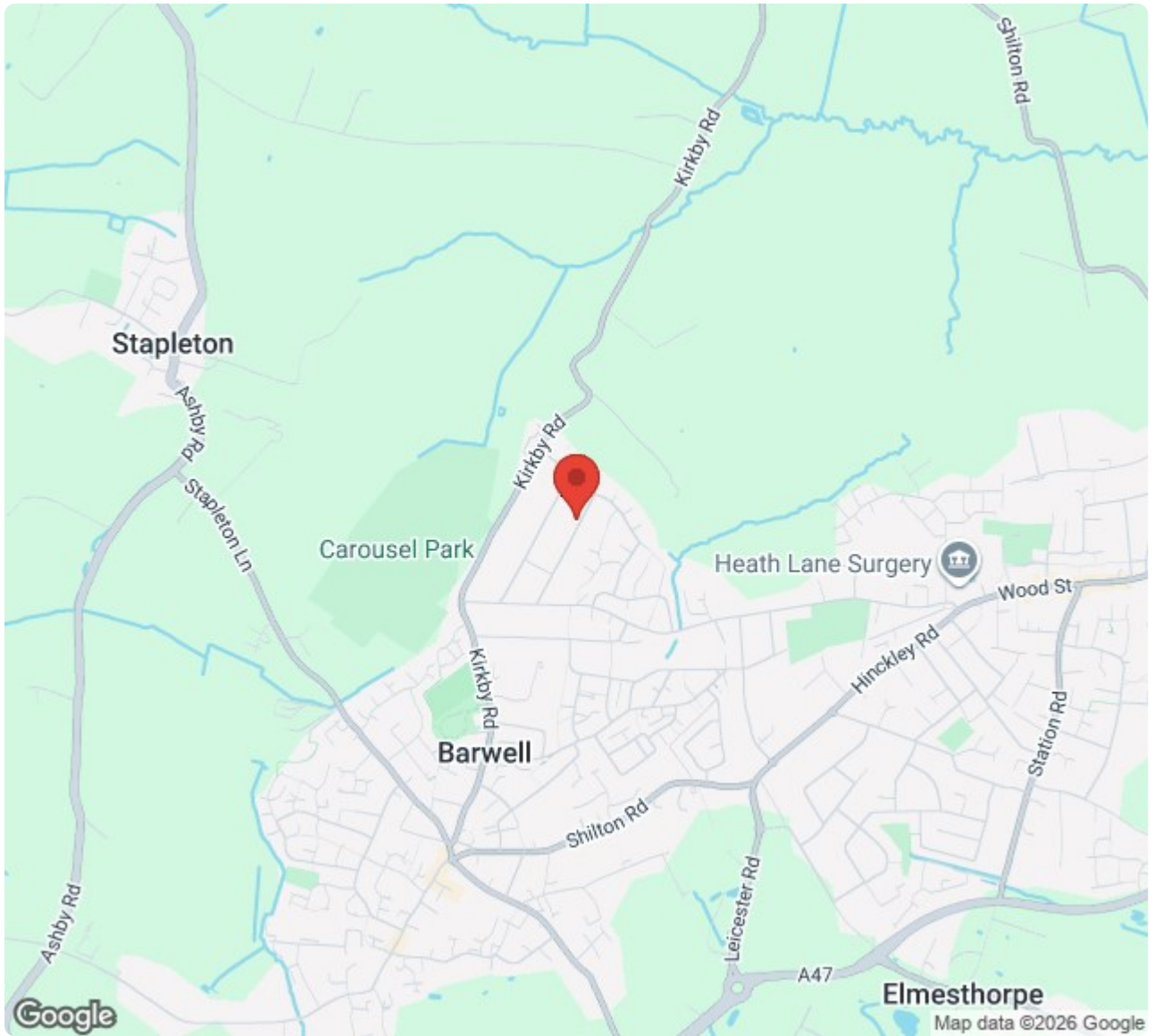


OUTSIDE

Outside the property to front is a concrete slab driveway, the front garden is predominately laid to lawn enclosed with hedging and fencing, timber pedestrian gate to rear garden. Outside the property to the rear is a large concrete patio with raised beds, outside tap, old coal house for storage, the garden is predominately laid to lawn with a timber shed, garden is enclosed with fences and hedging.







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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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Sales & Lettings

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