

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**2 BYRON STREET, BARWELL, LE9 8FD**

**OFFERS OVER £210,000**

An Extended, traditional, well presented and greatly improved three bedroom semi detached home. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, takeaways, public houses and with good access to major road links. The accommodation, which benefits from gas central heating and double glazing, briefly comprises, entrance, refitted kitchen dining room, spacious lounge and dining room. On the first floor, there are three bedrooms and a refitted bathroom. Outside, to the front there is an area of decorative stone, large garden to the rear.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

UPVC SUDG front door the to entrance hallway

## ENTRANCE HALLWAY

with door to a useful under stairs storage cupboard which houses the gas & electric meters and the electric consumer unit. Original panelled wooden interior door to the dining kitchen.

## DINING/KITCHEN TO FRONT

13'10" x 12'0" (4.24 x 3.67)

Re-fitted kitchen with a fashionable range of floor standing kitchen units, with roll edged working surfaces above. Inset four-ring Lamona gas hob with stainless steel extractor fan above and electric oven and grill beneath. Tiled splash backs, inset one and a half bowl composite sink and drainer with mixer tap above and cupboard beneath, laminate wood strip flooring, Door to a pantry cupboard, plumbing for automatic washing machine, this also houses the ideal gas combination boiler for central heating and domestic hot water. A further range of wall mounted cupboard units and double panelled radiator. Original wood panelled interior door to the lounge.



## LOUNGE

12'1" x 13'10" (3.70 x 4.24)

With laminate wood strip flooring and coal effect gas feature fireplace. Composite hearth and surround, double panelled radiator. Original wood panelled door to rear lobby.



## REAR LOBBY

with door to separate WC with low level WC, pedestal wash hand basin, laminate wood strip flooring and extractor fan. Door to second reception room

## SECOND RECEPTION ROOM

11'10" x 11'7" (3.62 x 3.55)

With laminate wood strip flooring and double panelled radiator. UPVC SUDG sliding doors to the rear garden.



## FIRST FLOOR LANDING

With double panelled radiator, original wood panelled interior to the re-fitted family bathroom

## FAMILY BATHROOM TO FRONT

5'11" x 8'1" (1.81 x 2.47)

With white suite, consisting of white panelled pea-shaped bath, with mixer shower above and tiled surround. Low level WC and pedestal wash hand basin, tiled flooring and heated towel rail. Door to bedroom three.



## BEDROOM ONE TO REAR

11'7" x 15'3" (3.54 x 4.65)

With feature fire place and a range of fitted bedroom furniture, consisting two double and one single wardrobes, mirror fronted and two bedside tables. Double panelled radiator.



## BEDROOM TWO

13'9" x 8'9" (4.21 x 2.68)

with feature fire place and storage cupboard with loft access. Door to bedroom one



### BEDROOM THREE TO FRONT

14'2" x 9'0" maximum (4.33 x 2.75 maximum)

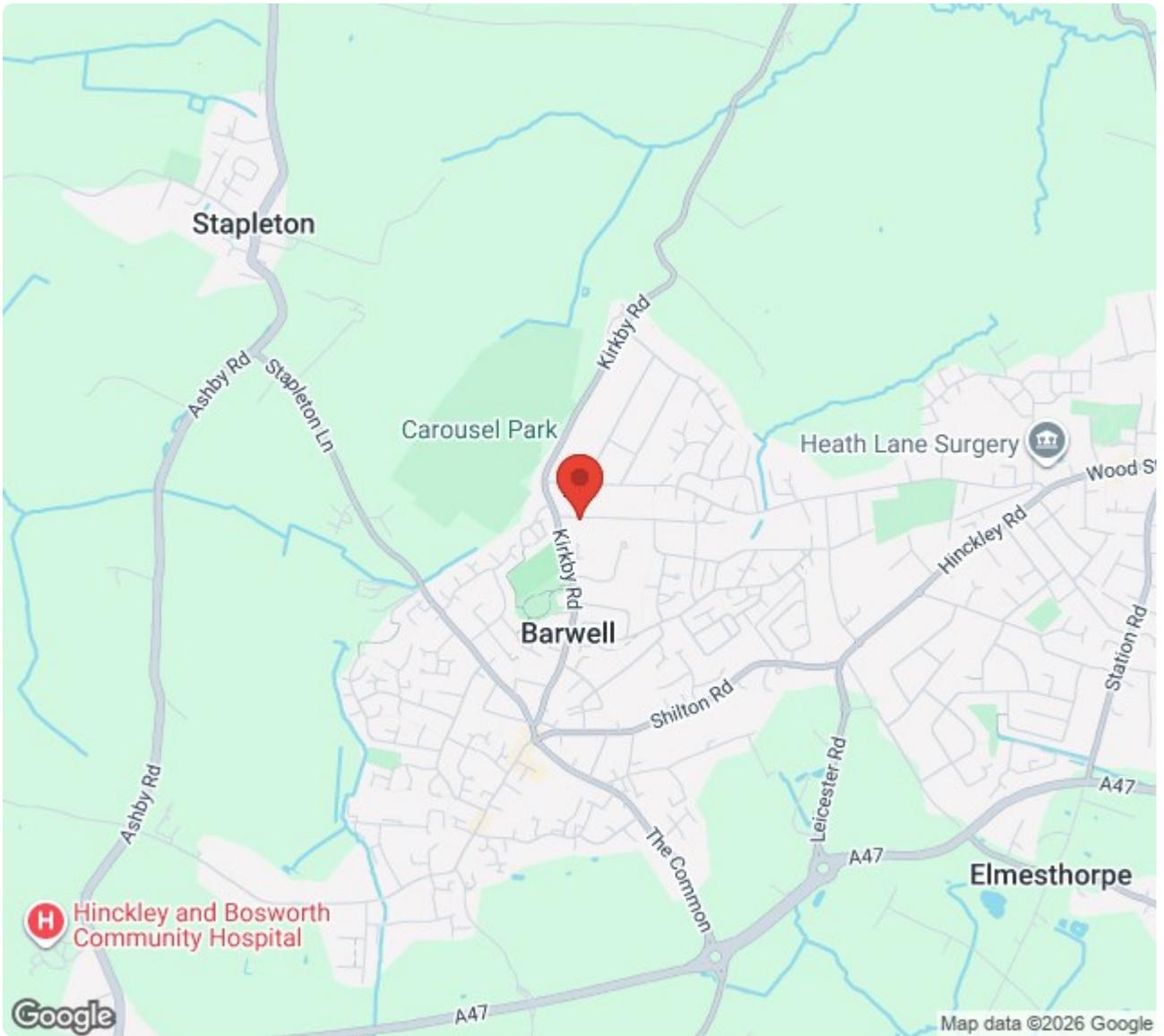
With a range of Hammonds fitted bedroom furniture, consisting of bed, bedside table, three wardrobes and a four drawer unit. Door to bedroom two



### OUTSIDE

access via a slabbed pathway to side is the good sized fence and enclosed rear garden. Adjacent to the rear of the property we have large slabbed patio area. The garden is principally laid to lawn. At the top of the garden there is a large timber shed with power and a further allotment to rear. To the front there is hardstanding.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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