

# Scrivins & Co

## Sales & Lettings

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

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**5 MILL STREET, BARWELL, LE9 8DX**

**ASKING PRICE £180,000**

**NO CHAIN!** Spacious, modern end town house. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, public houses, takeaways and good access to major road links. Well presented and refurbished including panelled interior doors, wooden/ceramic tiled flooring, refitted kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, lounge and dining kitchen. Two double bedrooms and shower room. Driveway and garage to rear. Front and hard landscaped sunny rear garden. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

Open full width canopy porch. Attractive UPVC SUDG front door to

## ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, radiator, wall mounted consumer unit. Stairway to first floor. Pine panelled interior doors lead to

## LOUNGE TO FRONT

16'4" x 9'2" (4.99 x 2.80)

With feature contemporary fireplace having ornamental white wooden surrounds incorporating a stainless steel living flame pebble effect electric fire. Oak finish laminate wood strip flooring. Double panelled radiator, TV aerial point. UPVC SUDG bay window to front. Pine panelled double doors lead to a useful under stairs storage cupboard. There is currently plumbing to create a separate WC.



## REFITTED DINING KITCHEN TO REAR

12'5" x 11'2" (3.79 x 3.42)

With a range of Shaker style matt white woodgrain fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units including one corner carousel unit, contrasting roll edge woodgrain working surfaces above with inset four ring induction hob unit, single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. White tiled splashbacks. Further matching range of wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water with a wireless digital programmer. Appliance recess points, washing machine included and a stainless steel American fridge freezer in a housing. Ceramic tiled flooring, double panelled radiator. UPVC SUDG French door leading to the rear garden.



## FIRST FLOOR LANDING

With door to an airing cupboard, loft access. Door to

## BEDROOM ONE TO FRONT

9'2" x 11'7" (2.81 x 3.54)

With radiator. Built in wardrobe over the stairway.



## BEDROOM TWO TO REAR

12'5" max x 13'1" (3.81 max x 3.99)

With two radiators.



## REFITTED SHOWER ROOM TO SIDE

6'11" x 6'0" (2.12 x 1.84)

With white suite consisting of a fully tiled walk in shower with glazed shower screen, vanity sink unit with gloss white double cupboard beneath, low level WC. Contrasting tiled surrounds, chrome heated towel rail.

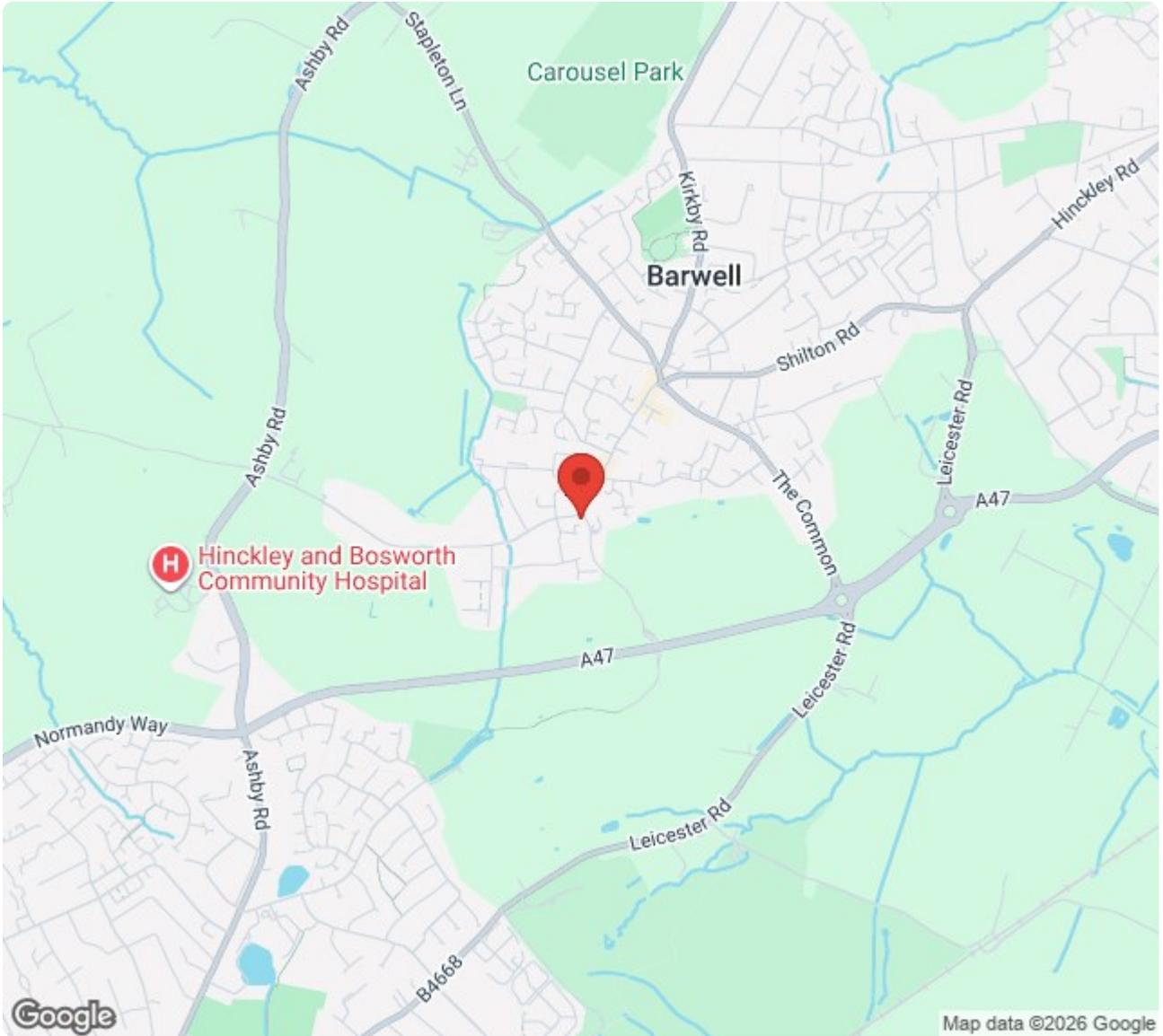


## OUTSIDE

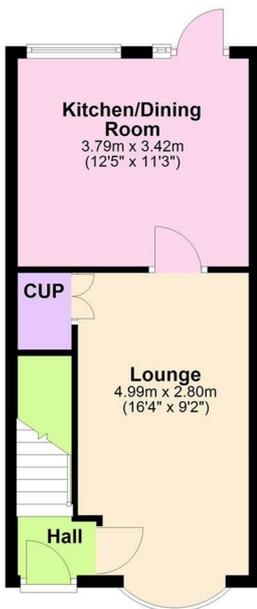
The property is nicely situated set back from the road screened behind wrought iron railings, the front garden is principally laid to lawn, a wrought iron gate and pathway lead down the side of the property. A timber gate offers access to the fully fenced and enclosed rear garden which has been hard landscaped in slabs with raised beds. The garden has a sunny aspect, there is also a cold water tap. To the rear of the property there is also a brick built garage with up and over door to front and car parking to front.







**Ground Floor**



**First 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			
<b>England &amp; Wales</b>		70	77
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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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