

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 W scrivins.co.uk



32 MOORE ROAD, BARWELL, LE9 8AG

ASKING PRICE £170,000

No Chain. Attractive Tony Morris built bay fronted townhouse on a good sized sunny plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus services, parks and good access to major road links. Well presented and much improved including wooden and ceramic tiled flooring, feature media wall, refitted kitchen, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge and dining kitchen. Two double bedrooms and bathroom with shower cubicle. Front and enclosed sunny rear garden. Driveway to brick built garage. Contact agents to view. Carpets, curtains, light fittings and white goods included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Open pitched and tiled canopy porch. Attractive UPVC SUDG front door to

ENTRANCE HALL

With single panelled radiator, wall mounted consumer unit. Overhead lighting and stairway to first floor. Attractive grey panel and etched glazed door leading to

LOUNGE TO FRONT

9'1" x 16'9" (2.78 x 5.12)

With feature media wall and display shelving, oak finish laminate wood strip flooring, single panelled radiator and coving to ceiling. Wooden glazed door leads to a walk in under stairs storage cupboard with lighting and fitted shelving. Feature archway leads to



REFITTED DINING KITCHEN TO REAR

12'5" x 10'9" (3.79 x 3.29)

With a fashionable range of sage green fitted kitchen units consisting inset single drainer sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting wood grain working surfaces above. Tiled splashbacks, further matching wall mounted cupboard units and display shelving. Further cupboard housing the gas condensing combination boiler for central heating and domestic hot water, matching breakfast bar, appliance recess points and plumbing for automatic washing machine, gas and electric cooker point. Ceramic tiled flooring and double panelled radiator. coving to ceiling and inset ceiling spotlights. UPVC SUDG door leading to the rear garden.



FIRST FLOOR LANDING

With single panelled radiator.

BEDROOM ONE TO FRONT

9'4" x 14'10" (2.87 x 4.54)

With radiator, built in wardrobe over the stairs.



BEDROOM TWO TO REAR

12'11" x 9'4" max (3.96 x 2.87 max)

With inset ceiling spotlights, radiator and coving to ceiling.



BATHROOM TO REAR

5'6" x 10'0" (1.68 x 3.05)

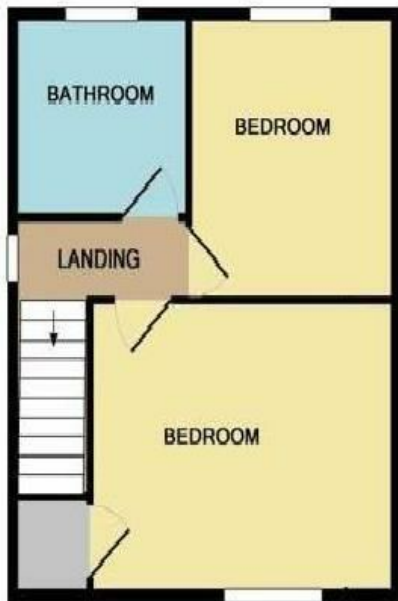
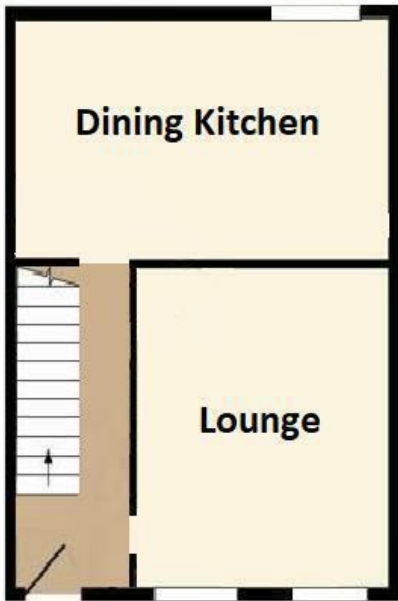
With white suite consisting panelled bath, mixer tap above, low level WC, pedestal wash hand basin. Fully tiled shower cubicle with glazed shower door. Wall mounted mirror fronted bathroom cabinet. Contrasting tiled surrounds. Woodgrain laminate wood strip flooring.



OUTSIDE

The property is set back from the road, the front garden is principally laid to lawn. There is a good sized fully fenced and enclosed rear garden having a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. There is also a hot and cold outside tap, plastic storage cupboard. A timber gate and pathway leads to a tarmac car parking space with brick built garage en bloc.





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			
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