

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

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71 THE COMMON, BARWELL, LE9 8BS

OFFERS OVER £210,000

No Chain and Vacant possession. Attractive traditional semi detached house of character on a large plot, with open views to the rear. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, recreational facilities, takeaways, public houses and with good access to major road links. Well presented and much improved including original panelled interior doors, feature traditional style fireplaces, refitted kitchen & bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge & dining kitchen. Two double bedrooms and bathroom. Ample car parking to front. Large well kept mature rear garden. Viewing recommended. Carpets, curtains & blinds included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE HALL

With tiled flooring, wall mounted heating thermostat, wired in smoke alarm, intruder alarm keypad, door to under stairs storage cupboard housing the fuse board, gas and electric meters and a hanging rail. Door to

LOUNGE TO FRONT

13'3" x 10'9" (4.06 x 3.28)

With double panelled radiator, TV aerial point, feature fireplace with stone mantle backing and hearth incorporating a gas fire.



KITCHEN/DINER

19'7" x 13'5" (5.99 x 4.09)

With tiled flooring, single panel radiator, wall lighting, a range of wood effect laminate floor standing kitchen cupboard units with brush chrome handles, slate effect working surfaces, built in Belling double oven, four ring Belling gas hob and extractor above, one and a half stainless steel drainer sink, tiled splashbacks, matching wall cupboard units one housing the Ideal combination boiler for domestic hot water and gas central heating, inset spot lights.



FIRST FLOOR LANDING

With spotlights, wired in smoke alarm, loft access.

BEDROOM ONE TO FRONT

13'8" x 10'11" (4.17 x 3.33)

With double panel radiator, picture rail, original Victorian fireplace, door to over stairs storage cupboard.



BEDROOM TWO TO REAR

11'5" x 10'5" (3.48 x 3.18)

With single panel radiator, picture rail, Victorian style fireplace, door to over stairs storage cupboard.



FAMILY BATHROOM

7'8" x 5'10" (2.34 x 1.80)

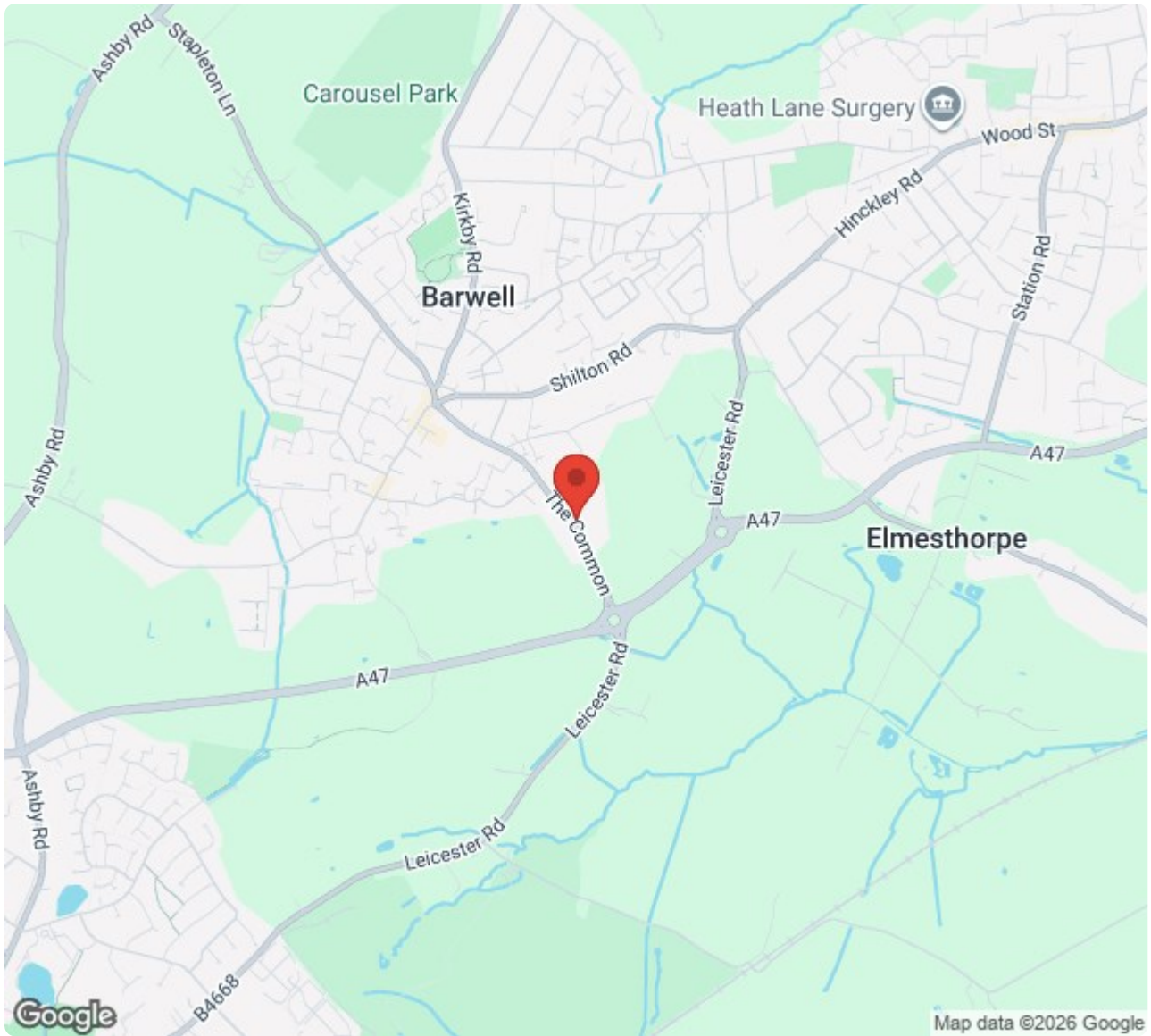
With tiled flooring, single panel radiator, four piece suite consisting low level WC, panelled bath with chrome mixer tap, hand attachment, pedestal wash hand basin with chrome mixer tap, corner shower enclosure with bar shower, inset spotlights.



OUTSIDE

Outside the property to the front is a block paved driveway for ample parking enclosed in fencing, a block paved path to the side of the property to the front door surrounded by a slate decorative stone bed, timber pedestrian gate to the rear garden, concrete slab patio adjacent to the rear of the property which also leads to the right of the garden. The garden is fenced and enclosed with a timber shed, the garden is predominately laid to lawn with a greenhouse and allotment to rear, outside tap and lighting and mature beds and shrubs. Outside lights to front and side, to the rear of the garden is an external power point.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(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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