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 KIRKBY ROAD, BARWELL, LE9 8FP

OFFERS IN THE REGION OF £240,000

No Chain. Spacious traditional detached cottage of character. Popular and highly convenient location within easy walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, takeaways, public houses and good access to major road links. Well presented and much improved including white panelled interior doors, wooden flooring, feature original fireplace, gas central heating and UPVC SUDG. Offers entrance lobby, lounge, dining room, fitted breakfast kitchen and bathroom. Four good sized bedrooms and separate WC. Driveway to side and good sized sunny rear garden. Contact agents to view. Carpets included.

TENURE
Freehold
Council Tax Band B
EPC Rating E

ACCOMMODATION
UPVC SUDG front door to

ENTRANCE LOBBY
With overhead lighting, attractive white six panel interior door to

LOUNGE TO FRONT
15'3" x 12'0" (4.67 x 3.67)
with feature full height original brick built fireplace with raised quarry tiled hearth, fitted meter cupboard to side with alcove. Laminate wood strip flooring and radiator.

DINING ROOM TO FRONT
12'0" x 13'0" (3.66 x 3.98)
With feature display fireplace with tiled hearth, thermostat for the central heating system, laminate wood strip flooring and door and stairway to first floor.

INNER LOBBY
With door to useful under stairs storage cupboard and laminate wood strip flooring.

SEPARATE WC TO REAR
6'0" x 6'2" (1.85 x 1.90)
With white suite consisting low level WC, pedestal wash hand basin. Door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary and domestic hot water, also housing the programmer for the central heating and domestic hot water. Oak finish laminate wood strip flooring. This room can easily be made into a shower room.

FITTED BREAKFAST KITCHEN TO REAR

15'9" x 9'3" (4.82 x 2.82)

With a range of gloss white fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above and double base unit beneath, further matching floor mounted cupboard units, contrasting black roll edge working surfaces above with inset four ring electric hob unit, single oven with grill beneath and stainless steel chimney extractor hood above. Tiled splashbacks, further matching wall mounted cupboard units, appliance recess points and plumbing for automatic washing machine. Laminate wood strip flooring and UPVC SUDG door to the rear garden. Door to

FIRST FLOOR LANDING

BEDROOM ONE TO FRONT

11'11" x 15'4" (3.65 x 4.68)

With radiator.

BEDROOM TWO TO FRONT

13'0" x 12'1" (3.98 x 3.69)

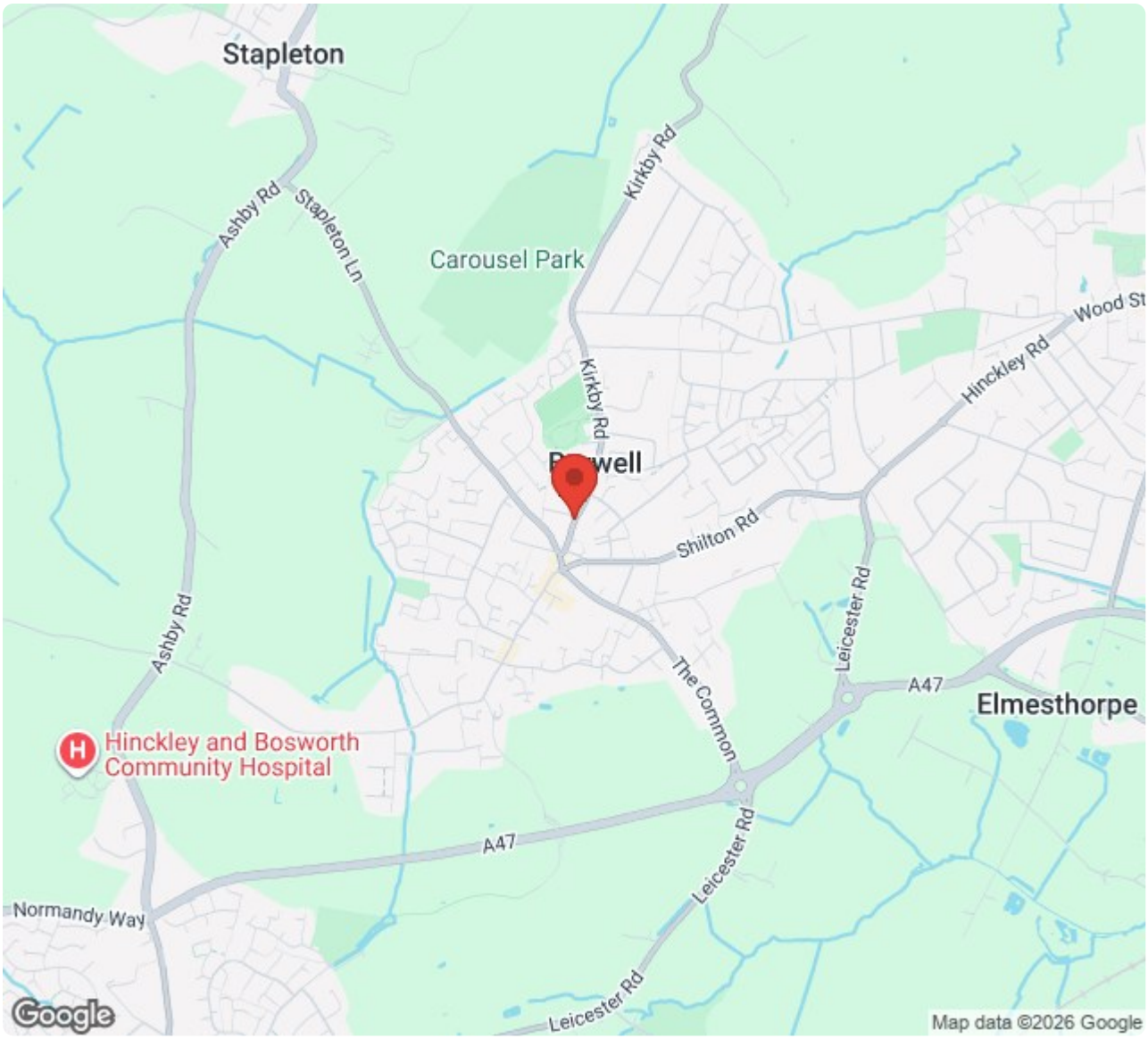
With radiator. Built in storage cupboard over the stairway and loft access.

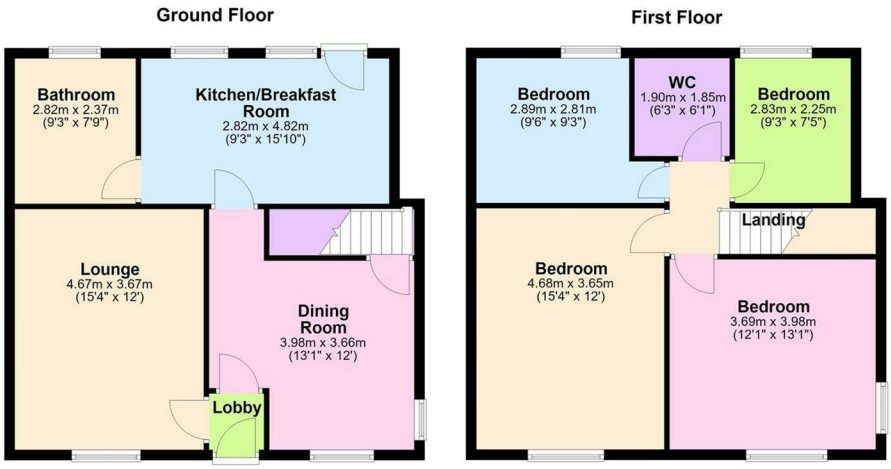
BEDROOM THREE TO REAR
9'2" x 9'5" (2.81 x 2.89)
With radiator.

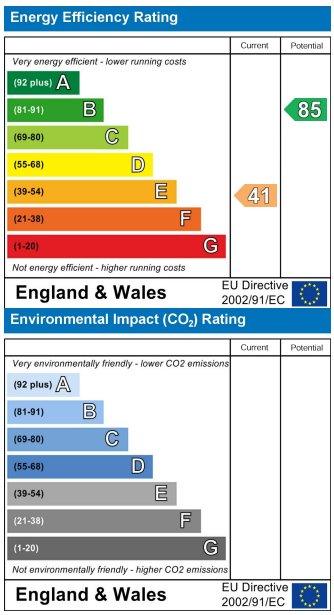
BEDROOM FOUR TO REAR
7'4" x 9'3" (2.25 x 2.83)
With radiator.

BATHROOM TO REAR
9'3" x 7'9" (2.82 x 2.37)
With white suite consisting panelled bath, wall mounted sink unit, low level WC, contrasting tiled surrounds including the flooring and two radiators. Wall mounted Worcester gas condensing boiler for central heating and domestic hot water.

OUTSIDE
The property is set back from the road, a concrete driveway leads down the right hand side of the property leading to the good sized sunny rear garden.







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