

Scrivins & Co

Sales & Lettings

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

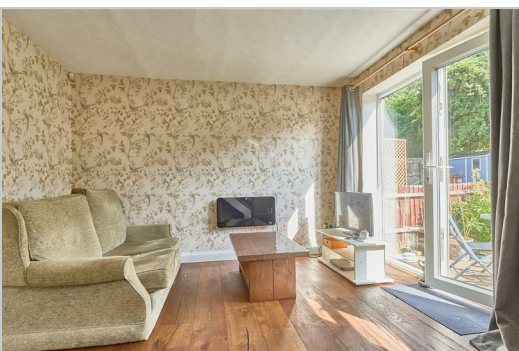
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154 CHARNWOOD ROAD, BARWELL, LE9 8FU

ASKING PRICE £210,000

Vastly improved and refurbished modern town house. Sought after and convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, bus service, parks, open countryside, takeaways, public houses and good access to major road links. Immaculately presented including panel interior doors, wooden and ceramic tiled flooring, electric fireplace, garage conversion to refitted kitchen. Refitted bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, , dining room, lounge,. Two bedrooms and bathroom with shower, wide driveway & rear garden. Viewing recommended.



TENURE

Freehold
Council Tax band B

ACCOMMODATION

Composite front door to

ENTRANCE PORCH

With vinyl effect tiled flooring, with timber and glazed door to

DINING ROOM

With engineered wood flooring, double panelled radiator, opening to



KITCHEN

With wood effect tiled flooring, a range of floor standing matt cream kitchen cupboard units with brush chrome handles, slate effect working surfaces, tiled splashback, built in Zanussi oven with matching four ring electric hob and extractor above, recess for washing machine and plumbing (washing machine is optionally included), further matching range of wall cupboard units one housing the Worcester combination boiler for domestic hot water and gas central heating, wall mounted fuse board, opening to under stairs cupboard, door to



LOUNGE

With double panelled radiator, solid wood flooring, wall mounted electric fire, UPVC SUDG door to rear garden.



FIRST FLOOR LANDING

With loft access, loft is partially boarded, smoke alarm.

BEDROOM ONE TO REAR

With engineered flooring, single panelled radiator, large wardrobe option included, over stairs storage cupboard with hanging rail.



BEDROOM TWO TO FRONT

With engineered wood flooring, single panelled radiator, built in storage cupboard.



FAMILY BATHROOM

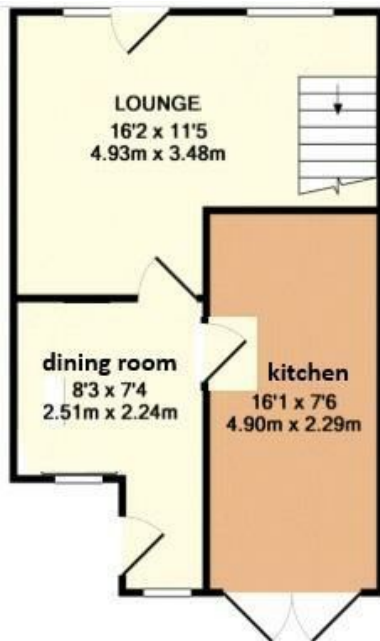
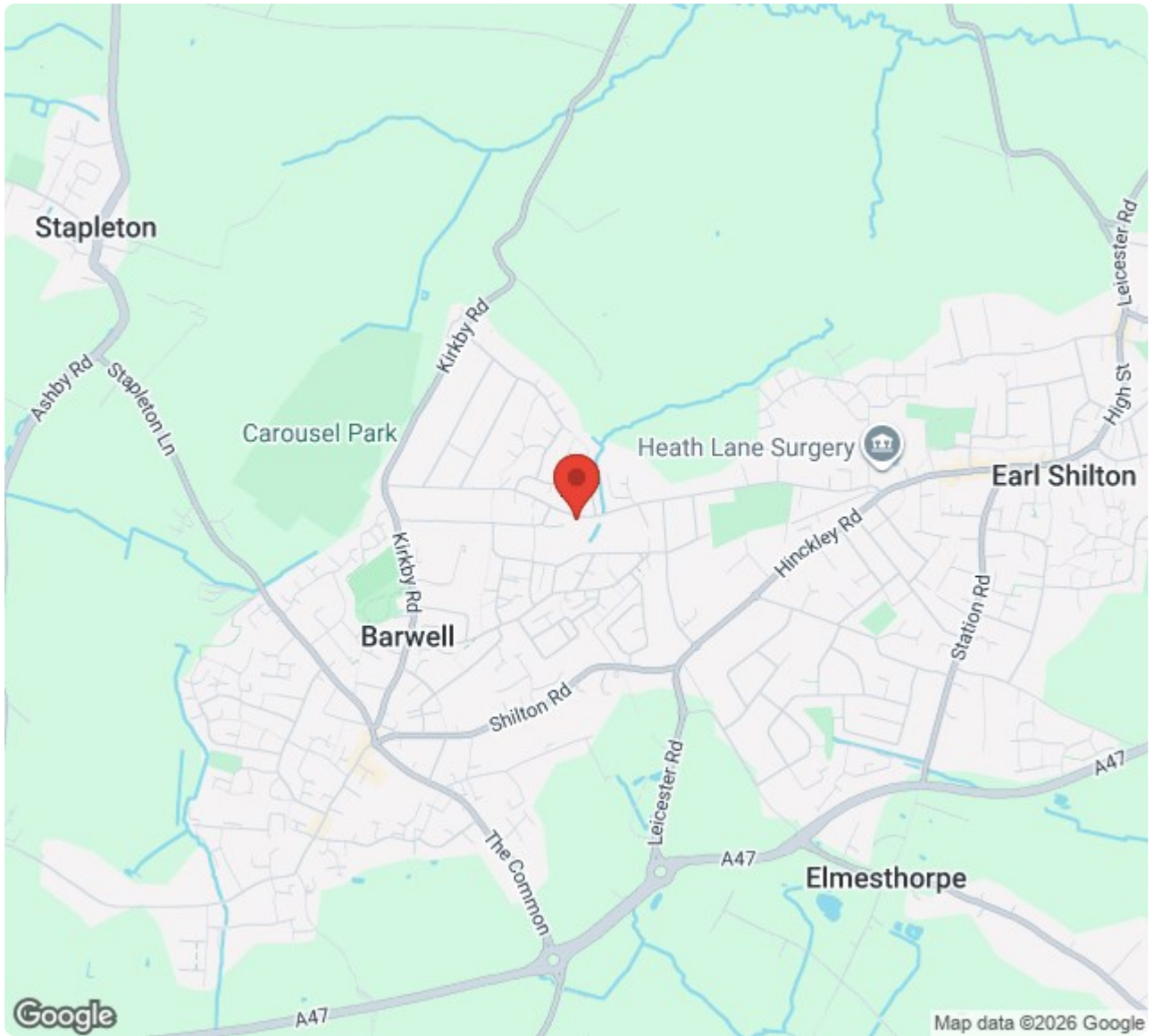
With wood effect vinyl flooring, three piece suite consisting low level WC, pedestal wash hand basin, chrome mixer tap, free standing bath with chrome mixer tap and shower attachment, tiled surrounds, single panel radiator.



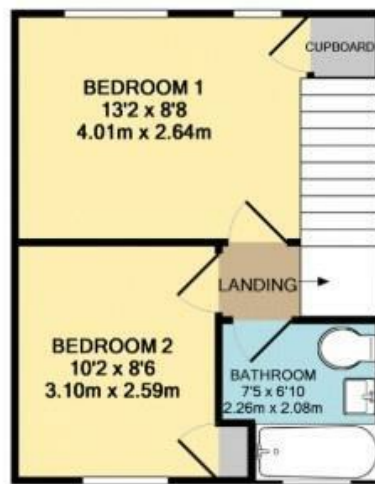
OUTSIDE

Outside the property to front is a decorative stone driveway with parking for two cars, concrete slabbed path leading to the front door, to the rear is a concrete slabbed patio adjacent to the rear of the house, the garden is predominately laid to lawn boarded with fencing and conifers, mature shrubs and a timber shed.





GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(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+)	A		63
(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			
England & Wales		EU Directive 2002/91/EC	