

# 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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**11 BARRIE ROAD, HINCKLEY, LE10 0QU**

**OFFERS OVER £260,000**

**NO CHAIN!** Extended traditional bay fronted semi detached home on a large plot. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, leisure centre, parks, bars and restaurants, Asda Superstore and good access to major road links. Well presented including panelled interior doors, tiled flooring, feature fireplace, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, separate WC and open plan living dining kitchen. Three bedrooms and bathroom. Double width driveway to front and large rear garden with garage and vehicle access from Ashby Road. Carpets, blinds, light fittings and white goods included.



## TENURE

Freehold  
EPC Rating D  
Council Tax Band B

## ACCOMMODATION

UPVC SUDG front door to

## ENTRANCE HALLWAY

With stairway to the first floor, radiator. Laminate wood strip flooring, smoke alarm. Door to an useful under stairs storage cupboard. White panelled interior door to

## LOUNGE TO FRONT

12'9" x 11'0" (3.90 x 3.37)

With feature fireplace with tiled hearth and wooden mantle surrounding with log burner. Radiator and TV aerial point.



### LIVING/DINING KITCHEN TO REAR

16'6" x 21'1" max (5.03 x 6.44 max)

With a range of floor standing fitted kitchen units with wood effect working surface above and inset black composite drainer sink with mixer tap. A range of integrated appliances include a Rangemaster cooker with a five ring gas hob and extractor hood above, washing machine, tumble dryer, American style fridge freezer and dishwasher. Further range of matching wall mounted cupboard units. Tiled flooring, two Velux windows, radiator and UPVC SUDG French door to the rear garden White panelled interior door to



### SEPARATE WC

3'4" x 4'10" (1.03 x 1.49)

With low level WC, vanity sink unit with cupboard beneath, tiled flooring and a cupboard housing the Worcester gas combination boiler for central heating and domestic hot water.

### FIRST FLOOR LANDING

With loft access. White panelled interior door to

### **BEDROOM ONE TO FRONT**

10'9" x 11'0" (3.28 x 3.37)

With radiator.



### **BEDROOM TWO TO REAR**

10'4" x 11'0" (3.16 x 3.37)

With radiator.



### **BEDROOM THREE TO FRONT**

5'11" x 6'8" (1.82 x 2.04)

With radiator.



### **BATHROOM TO REAR**

5'9" x 5'1" (1.77 x 1.57)

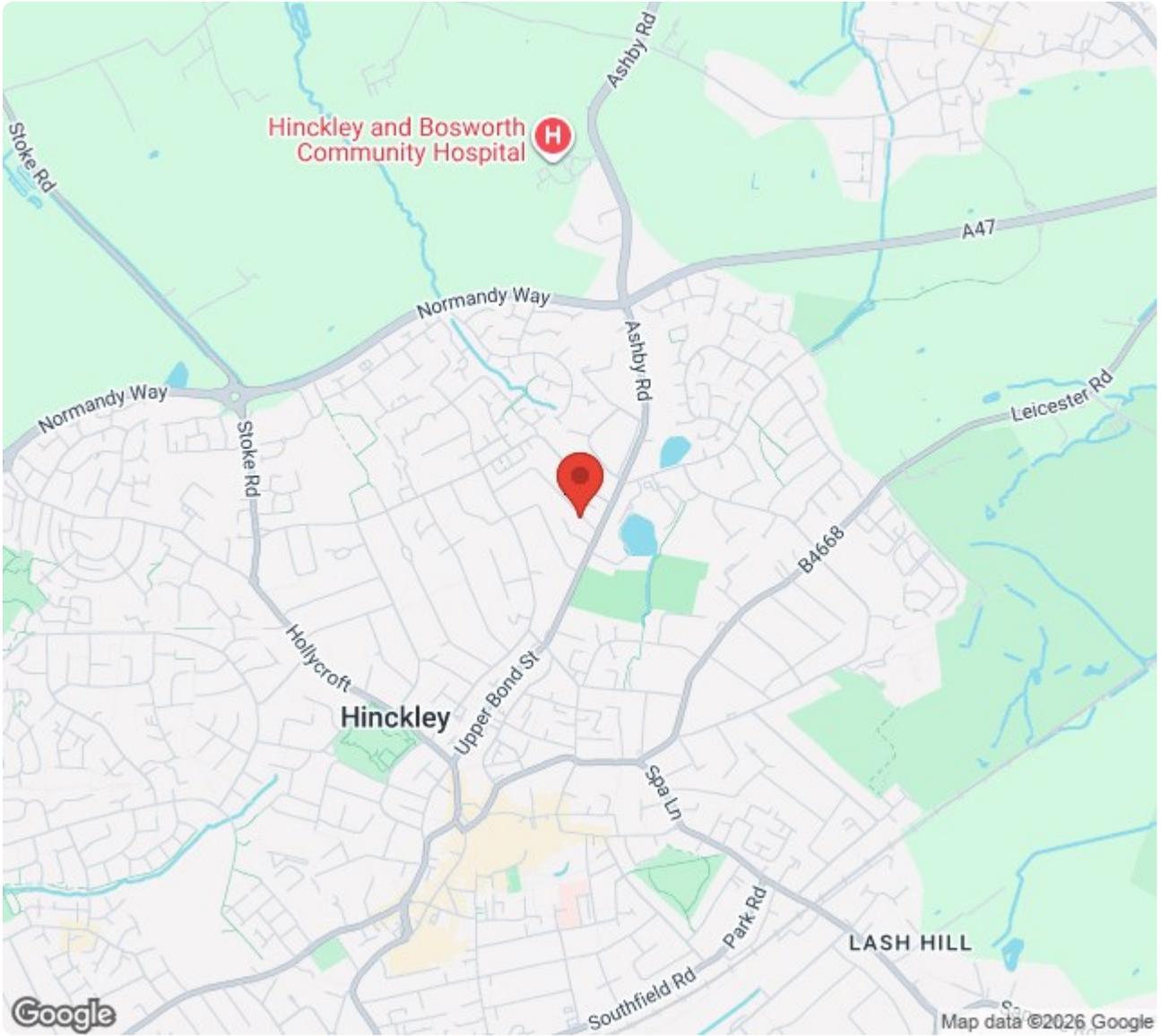
With P shaped panelled bath with mixer tap and shower attachment above, glazed shower screen to side, low level WC and pedestal wash hand basin. Chrome heated towel rail, fully tiled surrounds, tiled flooring, extractor fan and inset ceiling spotlights.



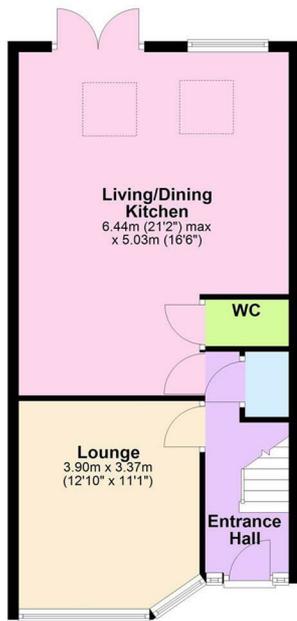
### **OUTSIDE**

The property is nicely situated set back from the road with a stoned driveway to front, a slabbed pathway leads to the front door. Down the right hand side of the property a pedestrian gate offers access to the large enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with a stoned pathway leading down the centre to a further wooden gate which offers access to the remainder of the garden where there is a single garage with pedestrian door to side. There is vehicle access from Ashby Road and ample car parking.

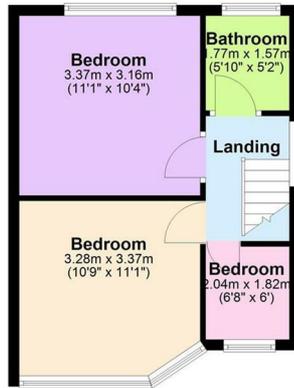




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</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>		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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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