

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**34 GALLOWAY CLOSE, BARWELL, LE9 8HL**

**OFFERS IN THE REGION OF £210,000**

No Chain. Extended modern semi detached bungalow. Sought after and convenient location within walking distance of the village centre including shops, Co-op, schools, doctors, dentists, bus service, parks, recreational facilities, takeaways, public houses and good access to major road links. Well presented benefitting from gas central heating and UPVC SUDG. Offers fitted dining kitchen, inner hallway and lounge with feature fireplace. Two double bedrooms (main with fitted wardrobes) and shower room. Impressive frontage offering ample car parking. Front and enclosed sunny rear garden with shed. Contact agents to view. Carpets, curtains, blinds, light fittings and white goods included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

UPVC SUDG door to

## EXTENDED DINING KITCHEN TO FRONT

14'3" x 14'9" (4.35 x 4.51)



## KITCHEN AREA

With a range of cream fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting marble finish roll edge working surfaced above with inset four ring stainless steel gas hob unit, single oven with grill beneath. Tiled splashbacks. Further matching wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine (white goods including a washing machine, fridge and freezer are included). Ceramic tiled flooring. Door to a walk in coats cupboard with radiator, wall mounted consumer unit and double power point. Airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water. Keypad for burglar alarm system. Further radiator. White wood panel and glazed door leading to



## INNER HALLWAY

With thermostat for central heating system, loft access. Attractive white four panel interior doors to

## LOUNGE TO FRONT

16'5" x 10'11" (5.01 x 3.34)

With feature brick fireplace incorporating a living flame coal effect gas fire, TV plinth to side, radiator. Coving to ceiling, TV aerial point. UPVC SUDG bay window to front.



### **BEDROOM ONE TO REAR**

11'1" x 11'3" (3.39 x 3.43)

With a range of Ivory fitted wardrobes consisting of three double wardrobe unit, two matching bedside cabinets, radiator, coving to ceiling.



### **BEDROOM TWO TO REAR**

14'2" x 7'11" (4.34 x 2.42)

With radiator. Coving to ceiling, UPVC SUDG French doors leading to the rear garden.



### **SHOWER ROOM**

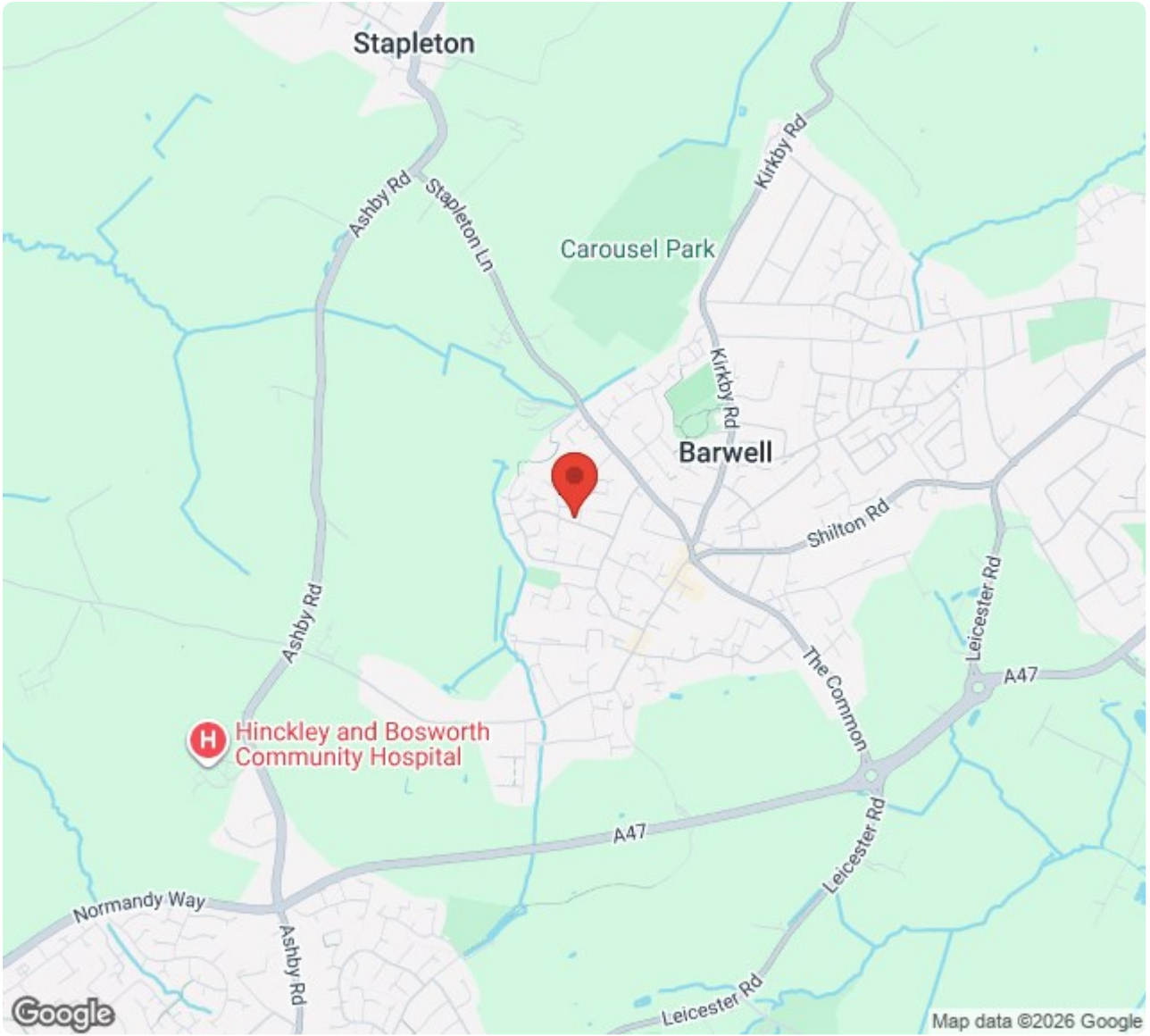
11'4" x 6'5" (3.46 x 1.98)

With fully tiled walk in shower with glazed shower door, pedestal wash hand basin and low level WC, contrasting tiled surrounds. Radiator.

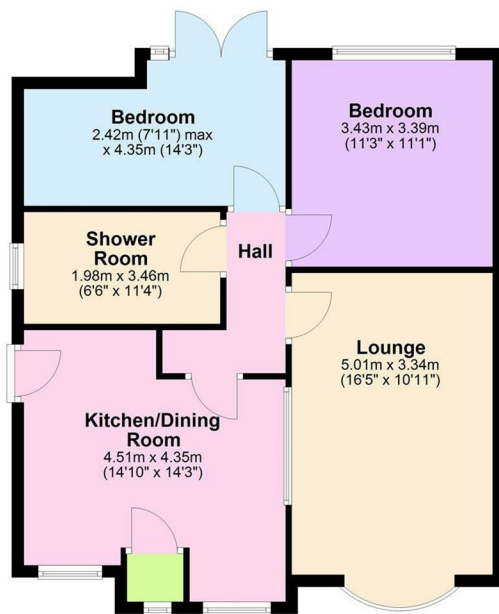


### **OUTSIDE**

The property is nicely situated in a cul de sac set well back from the road having a deep lawned garden with surrounding beds, there is a deep tarmac driveway offering ample car parking. There is also an outside light. A timber gate and slabbed pathway leads down the side of the property to the fully fenced and enclosed rear garden which has a deep full width slabbed patio adjacent to the rear of the property beyond which is a raised brick bed, to the top of the garden is a further lawned area with surrounding beds and borders, the garden has a sunny aspect. There is a timber shed and an outside tap to the front of the property.



**Ground Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	79
(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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