Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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34 REGENT STREET, BARWELL, LE9 8GX

ASKING PRICE £220,000

No Chain. Attractive, traditional bay fronted semi detached house on a large sunny plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, open countryside, parks, public houses, takeaways and good access to major road links. Well presented and much improved including white panelled interior doors, spindle balustrades, modern kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, lounge, dining room, kitchen and UPVC SUDG conservatory/utility room. Two double bedrooms (main with bedroom furniture) and large bathroom with shower cubicle. Driveway to front and large sunny rear garden with detached garage. Viewing recommended. Carpets and blinds included.

TENURE
Freehold
Council Tax Band A

ACCOMMODATION
UPVC SUDG door to

ENTRANCE PORCH
With wall mounted coach lamp. Attractive white panelled and SUDG door to

ENTRANCE HALLWAY
With wood finish laminate wood strip flooring, double panelled radiator. Thermostat for the central heating system, stairway to the first floor with white spindle balustrades. Door to useful under stairs storage cupboard beneath with fitted shelving with light and power and also housing the meters. Telephone point. White wood panel and glazed door leading to

LOUNGE TO REAR
10'10" x 13'5" (3.32 x 4.10)
With coving to ceiling, wall mounted living flame gas fire, arch topped alcoves to both sides with display shelving and radiator. Feature archway to

DINING ROOM TO FRONT
11'10" x 12'4" (3.63 x 3.77)
With radiator and coving to ceiling.

FITTED KITCHEN TO REAR
10'3" x 8'0" (3.13 x 2.45)
With a range of medium oak fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting roll edge working surfaces above with inset four ring gas hob unit, double oven with grill beneath and integrated extractor hood above. Tiled splashbacks. Further matching range of wall mounted cupboard units and one tall larder unit. Concealed lighting over the working surfaces, wood finish laminate wood strip flooring and radiator. Wood panel and glazed door leads to

UPVC SUDG CONSERVATORY/UTILITY ROOM
9'5" x 6'5" (2.88 x 1.96)
With ceramic tiled flooring, radiator. Plumbing for automatic washing machine, wall mounted Gloworm gas condensing boiler for central heating and domestic hot water with digital programmer. UPVC SUDG door to the rear garden.

FIRST FLOOR LANDING
With white spindle balustrades. Attractive white six panelled interior door to

BEDROOM ONE TO REAR

10'11" x 13'5" (3.34 x 4.11)

With a range of wood finish bedroom furniture consisting of one double slide robe with mirror glazed doors to front, further matching chest of drawers and bedside cabinets, radiator.

BEDROOM TWO TO FRONT

11'5" x 11'11" (3.50 x 3.65)

With a range of fitted bedroom furniture in white consisting of two double wardrobe units, cupboards above, radiator.

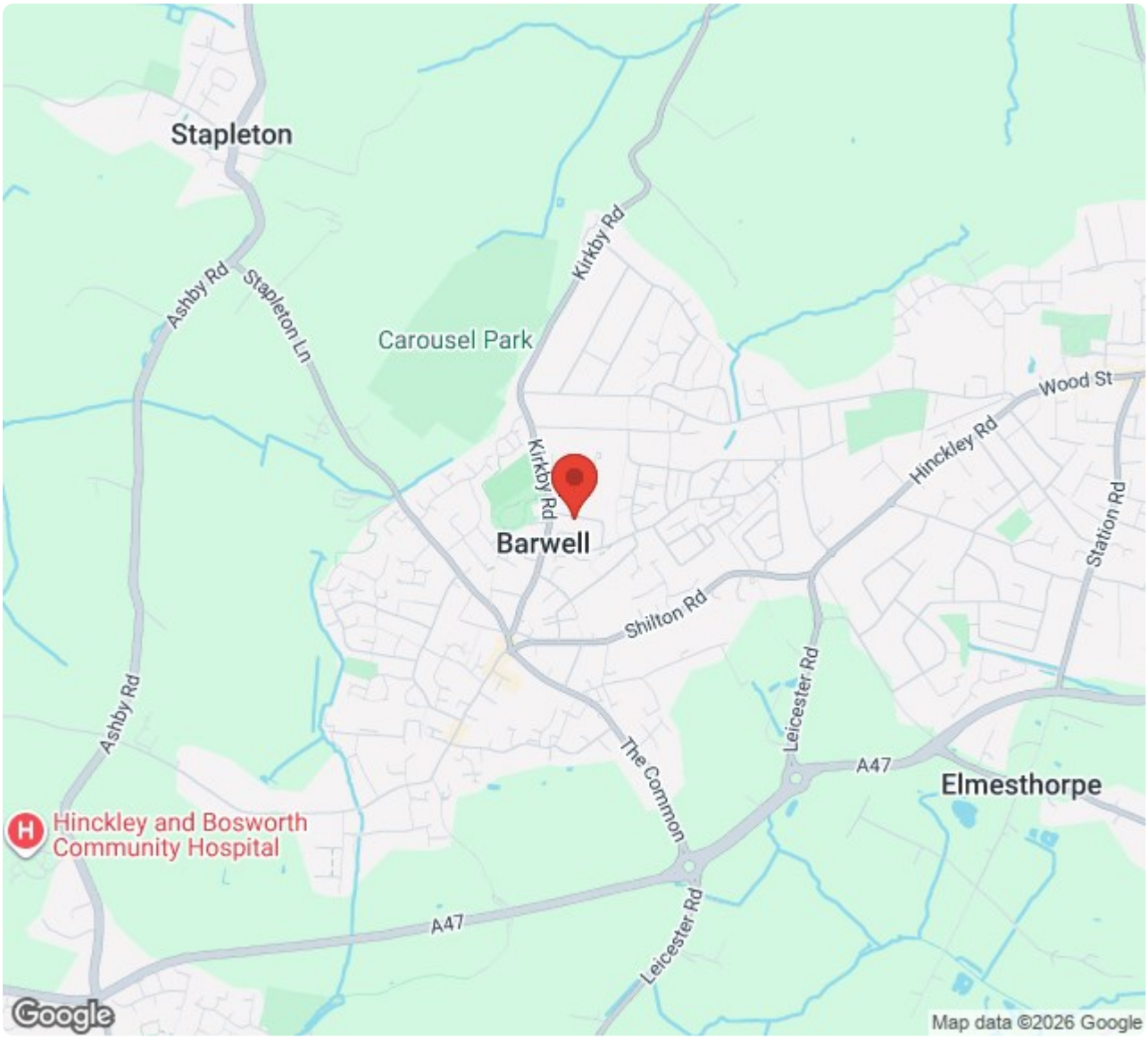
BATHROOM TO REAR

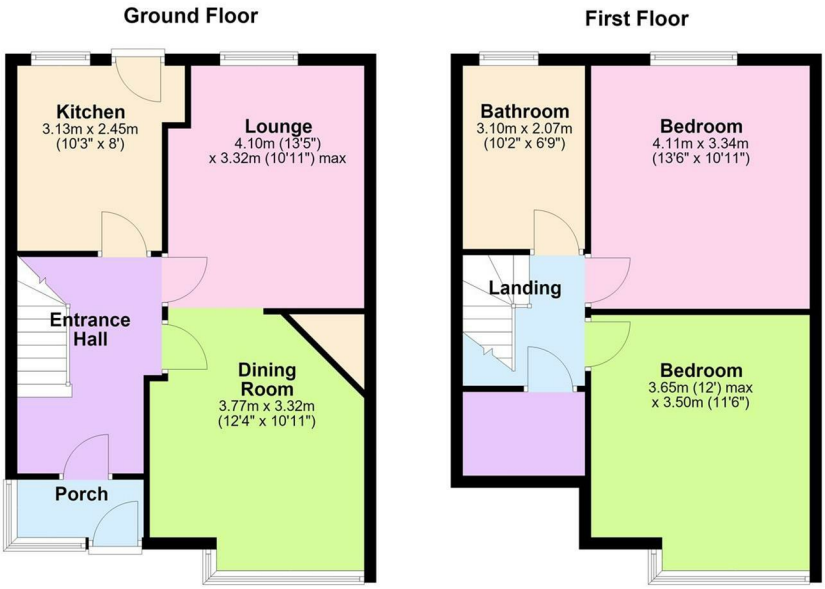
6'9" x 10'2" (2.07 x 3.10)

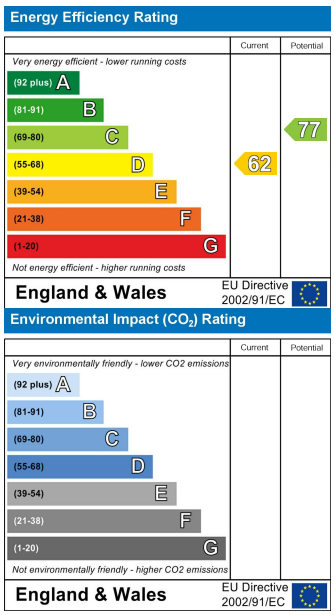
With white suite consisting of a large corner bath, fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC, contrasting fully tiled surrounds, inset ceiling spotlights and extractor fan. Loft access and radiator. Door to the airing cupboard housing the lagged copper cylinder for supplementary and domestic hot water.

OUTSIDE

The property is set back from the road having a full width block paved driveway to front, a block paved pathway and timber gate lead down the side of the property to the large fenced and enclosed mature rear garden which has a full width slabbed patio adjacent to the rear of the property, where there is a brick built WC and garden store beyond which the garden is predominantly laid to lawn with surrounding beds. To the top of the garden there is a service and access road to a detached single garage.







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