

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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41 MILL STREET, BARWELL, LE9 8DX

OFFERS OVER £170,000

NO CHAIN. Traditional bay fronted terraced property. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus services, parks, takeaways, public houses and good access to major road links. Well presented and benefiting from feature fireplace, laminate wood strip flooring, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room, kitchen and separate WC. Two double bedrooms and large bathroom. Enclosed front and rear gardens. Carpets and light fittings included.



TENURE

Freehold
Council Tax Band A
EPC Rating D

ACCOMMODATION

UPVC SUDG front door to

LOUNGE TO FRONT

12'2" x 12'7" (3.71 x 3.85)

With laminate wood strip flooring, radiator and wall mounted electric fire. TV aerial point. White panelled interior door to



DINING ROOM TO REAR

12'2" x 12'5" (3.71 x 3.79)

With feature fireplace with stone hearth and backing with a wooden mantle surrounding incorporating a coal effect gas fire. Laminate wood strip flooring and double panelled radiator. Thermostat for the central heating system. White panelled interior door and stairway to the first floor. TV aerial point and door to an under stairs storage cupboard housing the electric meter and fuse box. White panelled interior door to



INNER HALLWAY

With storage cupboard and UPVC SUDG door to the rear garden.

KITCHEN TO REAR

6'11" x 10'11" (2.11 x 3.35)

With a range of floor standing fitted kitchen units with roll edge working surfaces above and inset one and a half bowl stainless steel drainer sink with mixer taps above and wall mounted extractor. Under counter space for a fridge freezer and washing machine. Further matching range of wall mounted cupboard units and laminate wood strip flooring. White panelled interior door to



SEPARATE WC

5'1" x 2'7" (1.56 x 0.81)

With low level WC, wall mounted sink unit with tiled splashbacks, radiator and laminate wood strip flooring.



FIRST FLOOR LANDING

With loft access and radiator. White panelled interior door to

BEDROOM ONE TO FRONT

10'11" x 14'0" (3.34 x 4.27)

With radiator and a door to a built in wardrobe.



BEDROOM TWO TO REAR

12'4" x 10'9" (3.78 x 3.30)

With radiator and door to a built in wardrobe.



BATHROOM TO REAR

6'11" x 15'1" (2.13 x 4.60)

With low level WC and pedestal wash hand basin with tiled splashbacks. Panelled bath with mixer tap and shower attachment above. Storage cupboard housing the Worcester gas combination boiler. Vinyl flooring and radiator.

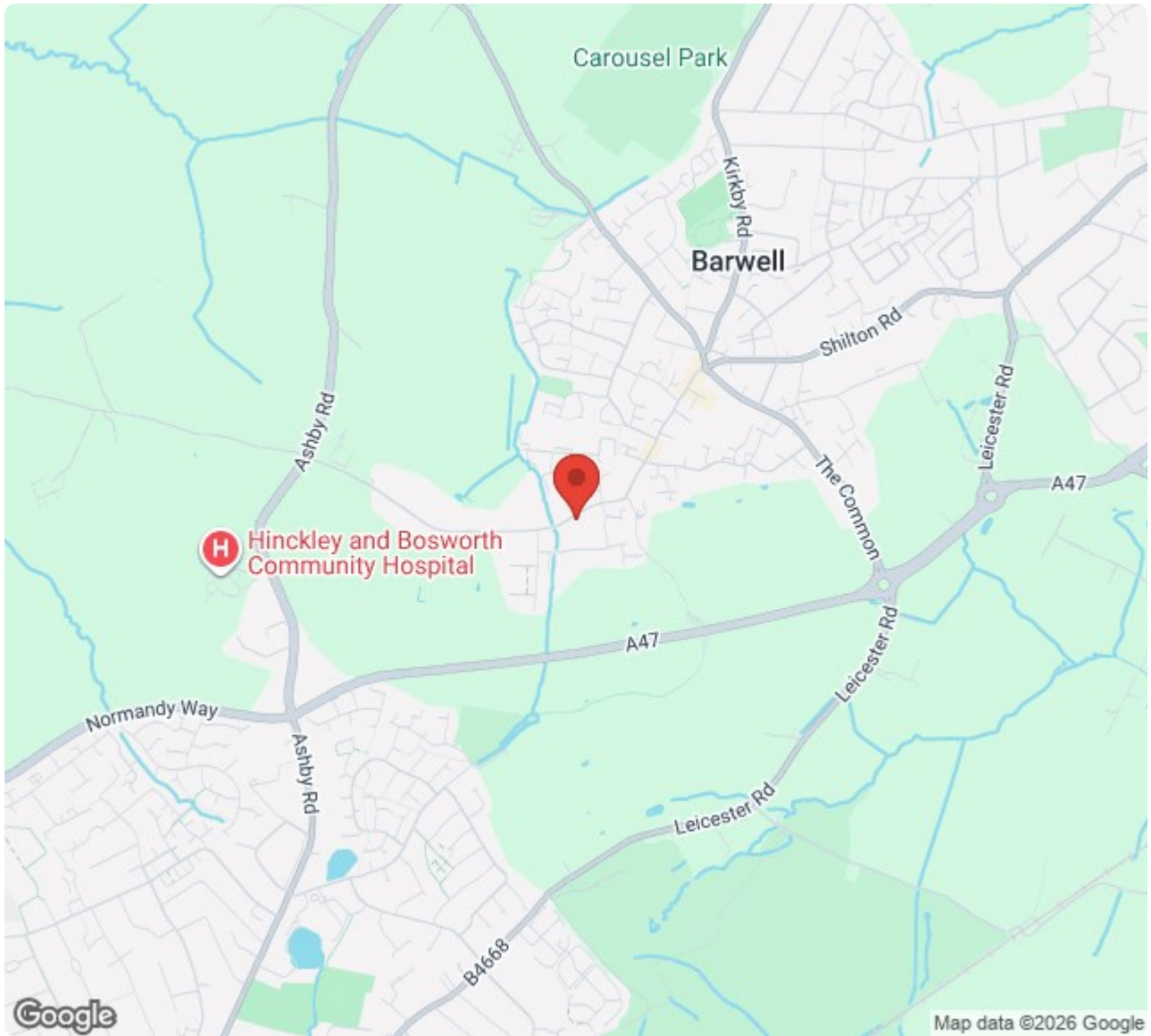


OUTSIDE

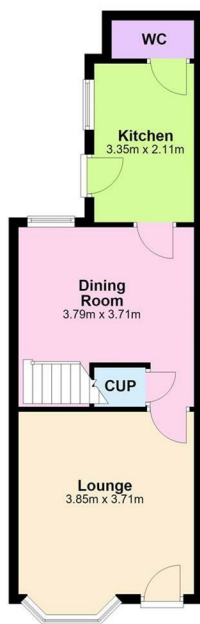
The property is set back from the road with a front garden that is laid in stone with a surrounding low brick retaining wall. A shared pathway down the left hand side of the property offers access to the good sized fenced and enclosed rear garden with a slabbed pathway and patio adjacent to the rear of the property. Beyond which the garden is principally laid in stone with a lawned garden area edged by timber sleepers and surrounded by mature hedging. Outside tap and light.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 plus) A		
(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		
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