Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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2 FAIRACRE ROAD, BARWELL, LE9 8HH

ASKING PRICE £270,000

No Chain. Extended professionally modernised and refurbished modern three storey semi detached family home on a large corner plot with tandem garage to rear. Sought after and convenient location within walking distance of the village centre including, shops, schools, doctors, dentists, bus service, parks, takeaways, public houses and good access to major road links. Immaculate contemporary style interior includes white panel interior doors, porcelain tiled flooring, refitted kitchen and bathroom, spotlights, LED lighting, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, extended open plan living dining kitchen and separate WC. Three bedrooms, family room and bathroom. Driveway to tandem brick built garage to rear, enclosed front, side and rear gardens. Viewing recommended. New carpets included.

TENURE
No Chain
Freehold
Council Tax Band B

ACCOMMODATION
Open pitch and tile canopy porch with outside lighting, attractive wood grain UPVC SUDG front door to

ENTRANCE HALLWAY
With porcelain tile flooring, fashionable grey vertical radiator, inset ceiling spotlights, wired in smoke alarm, stairway to first floor, useful under stairs storage cupboard beneath housing the gas meter and consumer unit, porcelain tiled flooring, attractive white six panel interior doors to

LOUNGE TO FRONT
11'10" x 13'8" (3.61 x 4.19)
With porcelain tiled flooring, fashionable grey vertical radiator.

EXT REFITTED OPEN PLAN LIVING DINING KITCHEN
18'9" x 19'2" (5.73 x 5.85)
The kitchen with a fashionable range of gloss white fitted kitchen units consisting inset single drainer stainless steal sink unit mixer tap above double base unit beneath, further matching floor mounted cupboard units and a four drawer unit, contrasting white marble finish roll edge working surface above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor above, tiled splashbacks, further matching range of wall mounted cupboard units one concealing the Glow Worm gas condensing combination boiler for central heating and domestic hot water, appliance recess points, plumbing for automatic washing machine, porcelain tiled flooring, two fashionable vertical grey radiators, inset ceiling spotlights, wired in smoke alarms, wood grain UPVC SUDG french doors lead to the rear garden, door to

REFITTED SHOWER ROOM
With white suite consisting of a fully tiled shower cubicle with rain shower above and glazed shower doors, vanity sink unit with gloss white double cupboard beneath, mirror fronted bathroom cabinet above, low level WC, contrasting fully tiled surrounds including the flooring, inset ceiling spotlights and extractor fan.

FIRST FLOOR LANDING
With wired in smoke alarm, inset ceiling spotlights, door to second floor.

BEDROOM ONE TO FRONT
10'6" x 13'1" (3.22 x 4.00)
With fashionable grey vertical radiator.

BEDROOM TWO TO REAR
10'8" x 12'5" (3.26 x 3.81)
With fashionable grey vertical radiator.

BEDROOM THREE TO FRONT
7'9" x 6'0" (2.38 x 1.84)
With radiator.

REFITTED FAMILY BATHROOM TO REAR
5'7" x 7'7" (1.72 x 2.33)
With white suite consisting panel bath, mains rain shower and handheld shower above, vanity sink unit gloss white double cupboard beneath mirror fronted bathroom cabinet above, low level WC, contrasting fully tiled surrounds including the floor, chrome heated towel rail, inset ceiling spotlights and extractor fan.

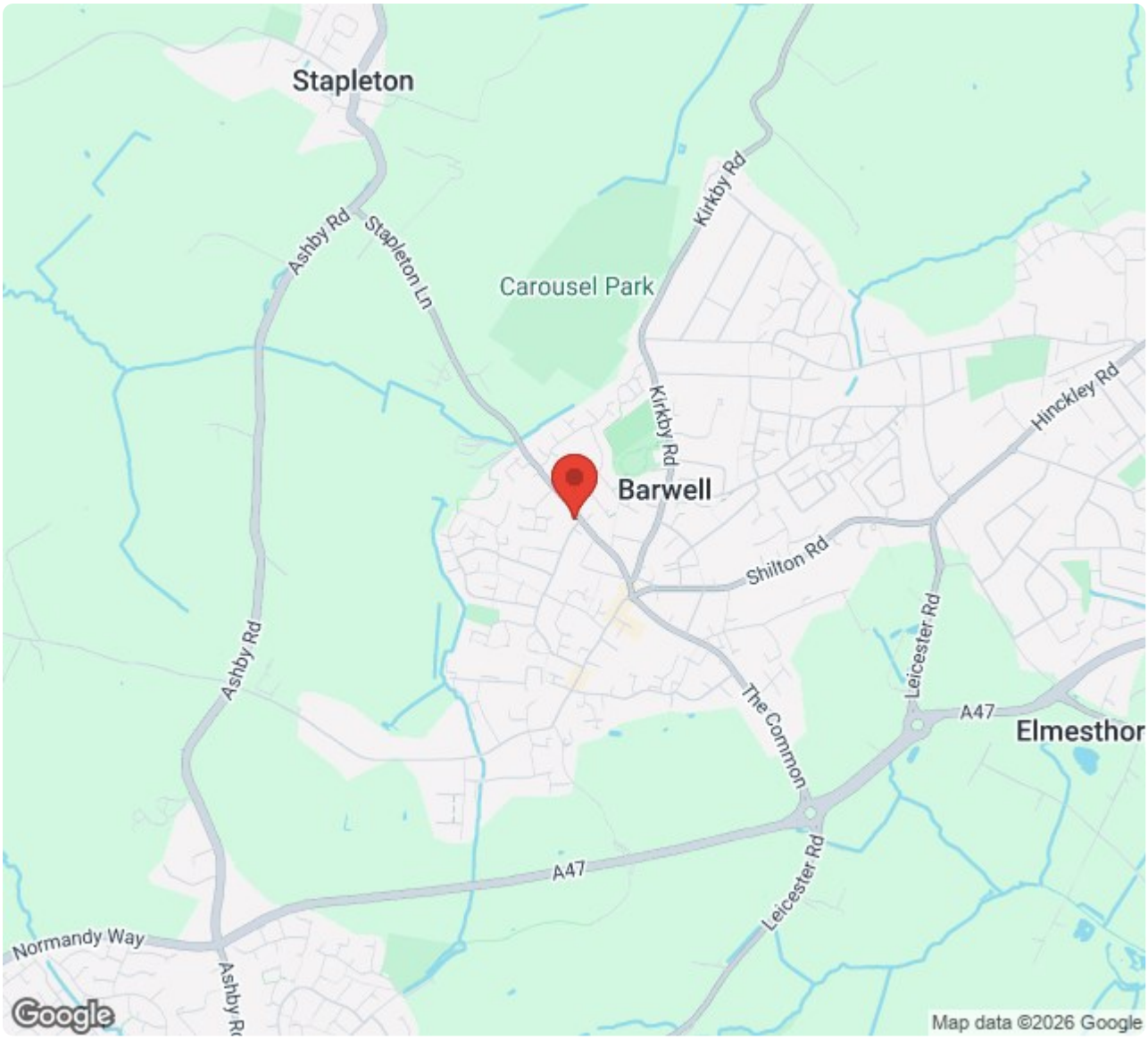
SECOND FLOOR FAMILY ROOM

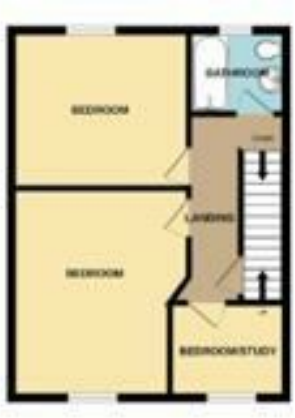
9'8" x 18'10" (2.97 x 5.76)

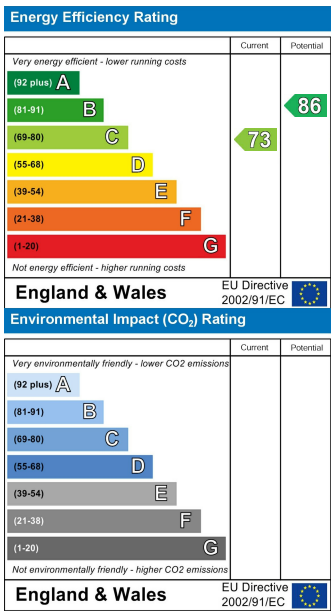
With white spindle balustrades, radiator. doors into the eaves offering boarded storage space, double glazed Velux window, wired in smoke alarm.

OUTSIDE

Outside the property is situated on a advantageous corner plot set back from the road screened behind a brick retaining wall with a lawn front garden. A timber gate and wide access leads down the side of the property leading to a good sized rear garden which is enclosed by panel fencing, the side garden is principally laid to lawn, the rear garden has been hard landscaped in porcelain tiles, there is a outside tap, power point and light . To the top of the garden the block paved driveway leads to a brick built tandem garage (3.43m x 8.83m) with up and over door to front, window and side pedestrian door with an inspection pit and pitch roof for further storage.







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