



### 36 BARRIE ROAD, HINCKLEY, LE10 0QX

**£250,000**

Extended, traditional three bedroom semi detached family home. Sought after and convenient location within walking distance of the town centre, the Crescent, schools, train and bus stations, doctors, dentists, Asda and good access to major road links. Well presented including gas central heating, panelled interior doors, feature fireplace, fitted wardrobes, new roof as of 2024 and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, dining room, dining kitchen and utility room. 3 bedrooms (main with fitted wardrobes) and bathroom with shower. Wide driveway to front and good sized enclosed rear garden with sheds. New carpet, blinds and light fittings included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B  
EPC RATING - TBC

**ACCOMMODATION**

Dark blue composite front door leads to:

**ENTRANCE HALLWAY**

Double panel radiator, laminate wood strip flooring and stairway to first floor with white spindle balustrades. Door to large understairs storage cupboard. White panel interior door with glazing leads to:

**LOUNGE TO FRONT**

11'3" x 12'9" into bay (3.43 x 3.90 into bay)

Double panel radiator, Virgin Media point and shelving to side alcoves. Feature electric fireplace with stone hearth and backing and wooden mantel surrounding.



**DINING ROOM**

12'5" x 11'3" (3.81 x 3.44)

Single panel radiator and feature fireplace with stone backing and white wooden surround. Archway through to:



**KITCHEN DINER TO REAR**

16'10" x 8'2" (5.15 x 2.49)

A range of white floor standing fitted kitchen units with roll edge working surfaces above and inset one and a half bowl single drainer stainless steel sink with mixer tap above. Gas cooker with gas hob and extractor fan above. Further range of matching wall mounted cupboard units, tiled surrounds and space for an under counter fridge. UPVC SUDG door to the side of the property and UPVC SUDG French doors leading to the rear garden. Double panel radiator, inset ceiling spotlights and loft access.



### UTILITY ROOM TO SIDE

7'5" x 6'1" (2.27 x 1.86)

Floor standing double cupboard unit with stainless steel drainer sink above. Roll edge working surface with space for an undercounter washing machine, dishwasher or tumble dryer. Wall mounted double cupboard unit. Wall mounted Worcester gas combination boiler for central heating and domestic hot water. Single panel radiator.



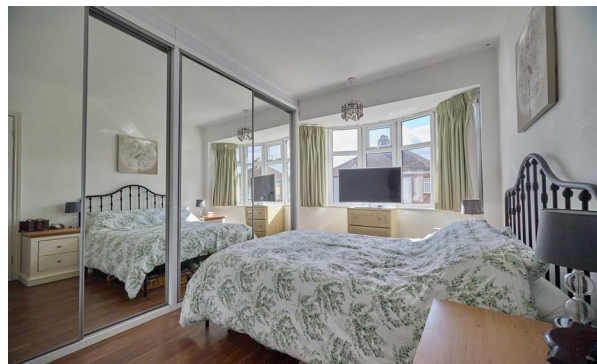
### FIRST FLOOR LANDING

Loft access with pull down ladder and lighting (loft is boarded) Smoke alarm and white panel interior doors leading to:

### BEDROOM ONE TO FRONT

13'1" into bay x 8'0" (4.00 into bay x 2.44)

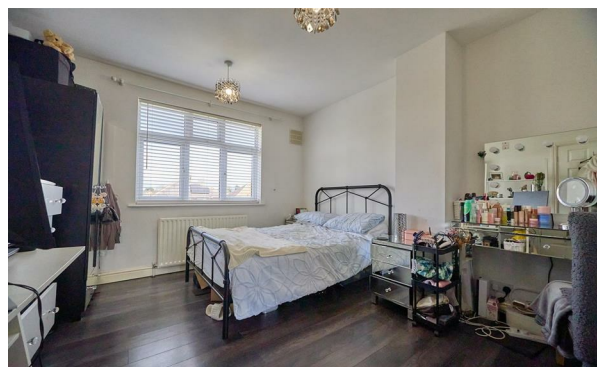
Range of built in sliderobes with mirror fronts. Double panel radiator, laminate wood strip flooring and TV aerial point.



### BEDROOM TWO TO REAR

12'6" x 11'3" (3.82 x 3.45)

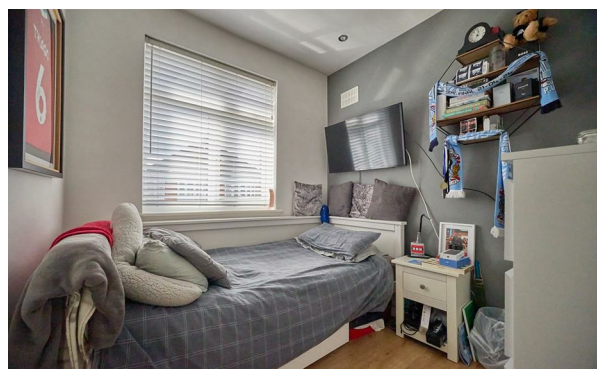
Single panel radiator, laminate wood strip flooring and TV aerial point.



### BEDROOM THREE TO FRONT

7'3" x 7'11" (2.23 x 2.43)

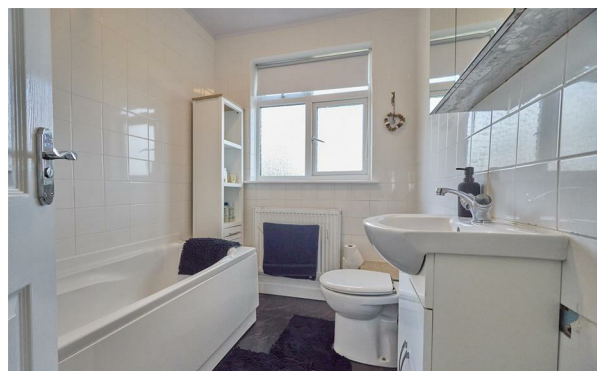
Single panel radiator, inset ceiling spotlights, laminate wood strip flooring and TV aerial point.



### BATHROOM TO REAR

6'1" x 7'5" (1.86 x 2.27)

White panelled bath with mixer tap and shower attachment above, low level WC, vanity sink unit with double cupboard beneath and double mirror fronted cabinet above. Vinyl tiled flooring, fully tiled surrounds and single panel radiator. PVC ceiling and extractor fan.

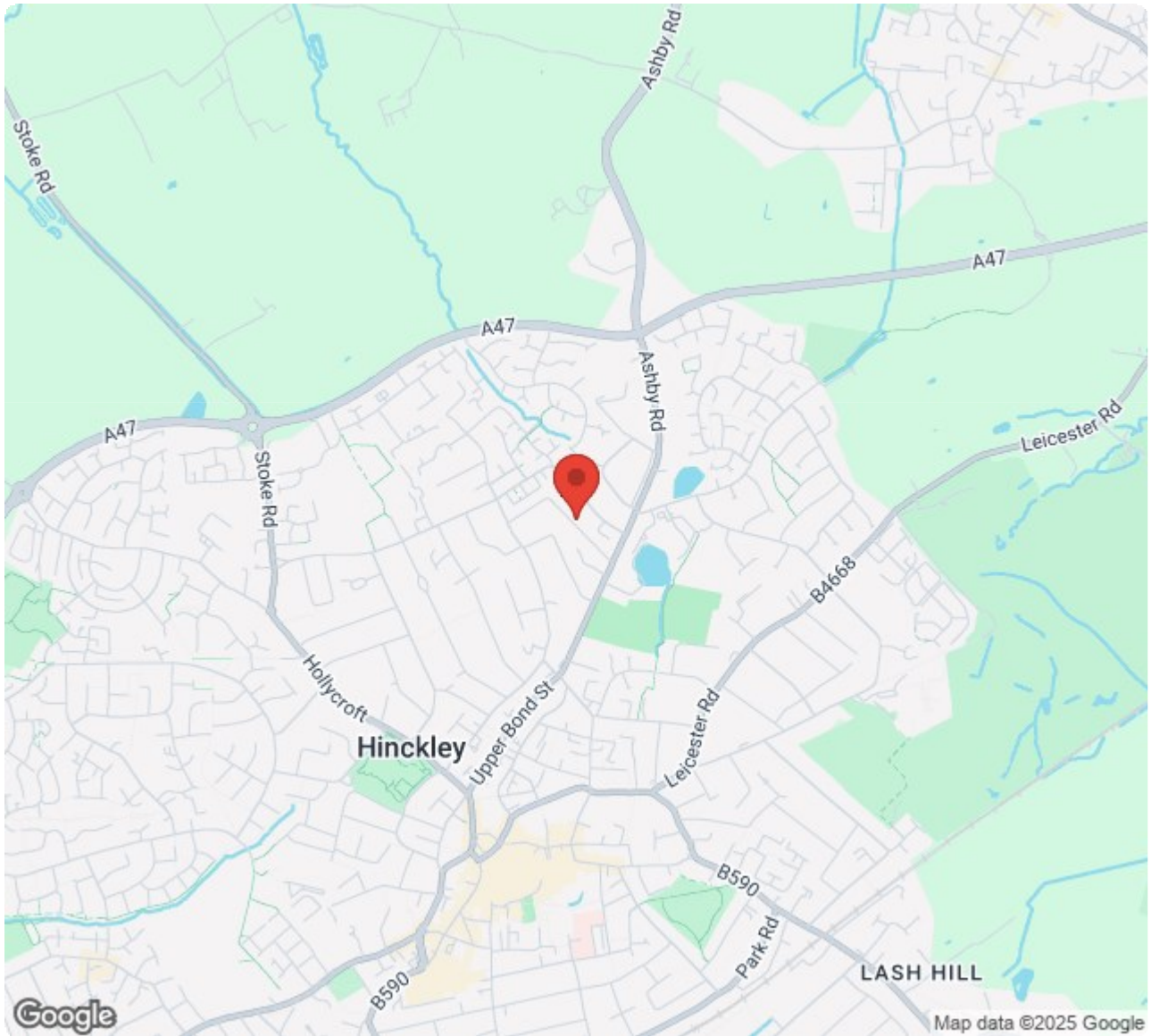


### OUTSIDE

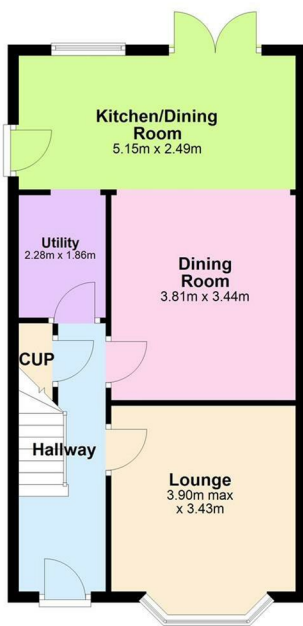


The property is nicely situated set back from the road with a double width slabbed driveway to front. A slabbed pathway leads down the left hand side of the property and a gate offers access to the fully fenced and enclosed rear garden. With a slabbed patio adjacent to the rear of the property and a slabbed pathway leading down the side of the garden. The remainder of the garden is principally laid to lawn with surrounding beds and borders. To the bottom of the garden is a further slabbed patio and seating area with three sheds, one currently being used as a workshop. Outside light and tap.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Scrivins & Co**  
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk