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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93 HIGH STREET, BARWELL, LE9 8DS

OFFERS OVER £160,000

NO CHAIN! Vastly improved and refurbished traditional terraced house of character. Popular and highly convenient location within walking distance of the village centre including shops, schools, Doctors surgery, Dentist, public houses, bus service, parks and with good access to major road links. Immaculate contemporary style interior including original stripped pine interior doors, wooden flooring, feature Victorian style fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining kitchen and utility room. 2 double bedrooms and bathroom. Front and long private sunny rear garden with brick built garden store room. Viewing highly recommended. Carpets, blinds, white goods and light fittings included.







TENURE
Freehold

Council Tax Band - A

ACCOMMODATION
Attractive UPVC SUDG and leaded front door to

LOUNGE
10'9" x 11'11" (3.30 x 3.64)
with feature Victorian style fireplace having ornamental grey wooden surrounds. Black ornamental cast iron fireplace with floral tiles and raised black quarry tiled hearth. Oak finish laminate wood strip flooring. TV and telephone points. Single panelled radiator. Wired in smoke alarm. Wireless thermostat for central heating system. Original stripped pine panelled interior door to



INNER LOBBY
with oak finish laminate wood strip flooring. Stairway to first floor.

REFITTED DINING KITCHEN TO REAR
3.19 x 3.53
with a fashionable range of gloss white fitted kitchen units with soft closing doors consisting inset 1.1/2 bowl single drainer stainless steel sink unit with mixer taps above, cupboard and three drawer unit beneath. Further matching range of floor mounted cupboard units. Contrasting light grey roll edged working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Integrated extractor above. Tiled splashbacks. American Fridge Freezer (included). Further matching wall mounted cupboard units. Oak finish laminate wood strip flooring. Radiator. Door to useful under stairs storage cupboard with lighting and housing the electric meters and consumer unit. Shelving. Archway to



UTILITY ROOM TO REAR
1.47 x 3.67
with matching units from the kitchen consisting one double floor mounted cupboard unit with light grey roll edged working surfaces above. Appliance recess points. Washing machine (included). Venting for tumble dryer. Oak finish laminate wood strip flooring. Radiator. Wired in smoke alarm. Wall mounted gas condensing combination boiler with integrated timer for central heating and domestic hot water. UPVC SUDG door to outside.



REFITTED BATHROOM TO REAR
1.67 x 1.71
with white suite consisting panelled bath with mixer taps and shower attachment above. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Slate finish laminate tiled flooring. Chrome heated towel rail. Extractor fan



FIRST FLOOR LANDING

BEDROOM ONE TO REAR
3.67 x 3.57
with single panelled radiator



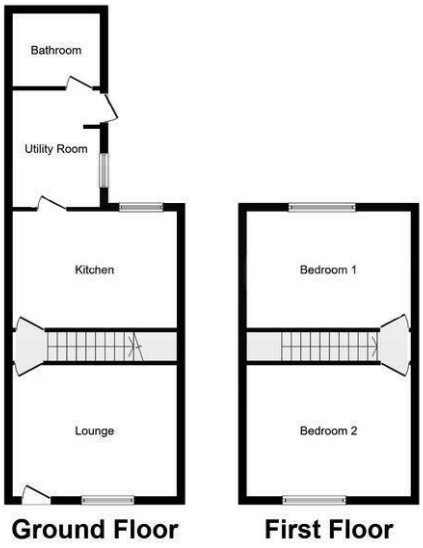
BEDROOM TWO TO FRONT
3.60 x 3.77
with single panelled radiator. Door to built in storage cupboard/wardrobe over the stairs. Loft access over.

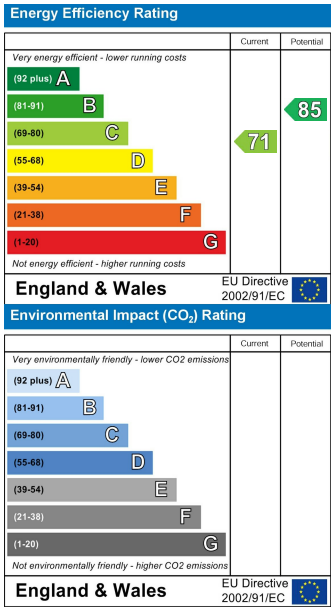


OUTSIDE
The property is set back from the road, screened behind the original blue brick retaining wall, having a paved front forecourt. A shared covered side entry leads through a timber gate to the rear of the property. Adjacent to the rear of the house is a slabbed rear yard where there is an outside security light, beyond which is a long private fully fenced and enclosed rear garden which is principally laid to lawn. To the top of the garden is a brick built garden store (8 ft 3 ins x 8 ft 1 inch) with pedestrian door and window to front.









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