

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

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22 ELWELL AVENUE, BARWELL, LE9 8FH

OFFERS OVER £230,000

Traditional semi detached house with building plot to side of approx. 64 x 46 ft with planning permission (planning application number- 25/00481/FUL) approved for one detached dwelling. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, public houses, open countryside and good access to major road links. In need of updating, benefiting from gas central heating and UPVC SUDG. Offers entrance hall, lounge, kitchen and separate WC. 2 double bedrooms and bathroom. Driveway and sunny rear garden. Offers excellent opportunity for builders/developers. Contact agents to view. Property and plot not to be sold separately.



TENURE

Freehold
Council Tax Band B
EPC Rating E

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE HALLWAY

With radiator. Thermostat for central heating system. Wired in smoke alarm. Dogleg stairway to first floor. Original wood panelled front doors to

LOUNGE TO FRONT

13'0" x 13'8" (3.98 x 4.19)

With double panelled radiator. Door to useful under stairs storage cupboard housing the meters and lighting. Wooden glazed door leads to



KITCHEN TO REAR

11'4" x 7'0" (3.47 x 2.15)

With a range of gloss white fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further floor mounted cupboard units and drawer. Contrasting black working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine and dishwasher. Electric cooker point. Radiator. UPVC SUDG door to the rear of the property. Door to



INNER LOBBY

With door to

SEPARATE WC

With separate WC with white suite consisting low level WC, pedestal wash hand basin. Radiator.



FIRST FLOOR LANDING

With wired in smoke alarm. Loft access.

BEDROOM ONE TO FRONT

13'8" x 9'8" (4.17 x 2.96)

With radiator. Door to a storage cupboard over the stairs.



BEDROOM TWO TO REAR

10'1" x 8'11" (3.08 x 2.72)

With radiator.

BATHROOM TO REAR

8'10" x 6'6" (2.70 x 2.00)

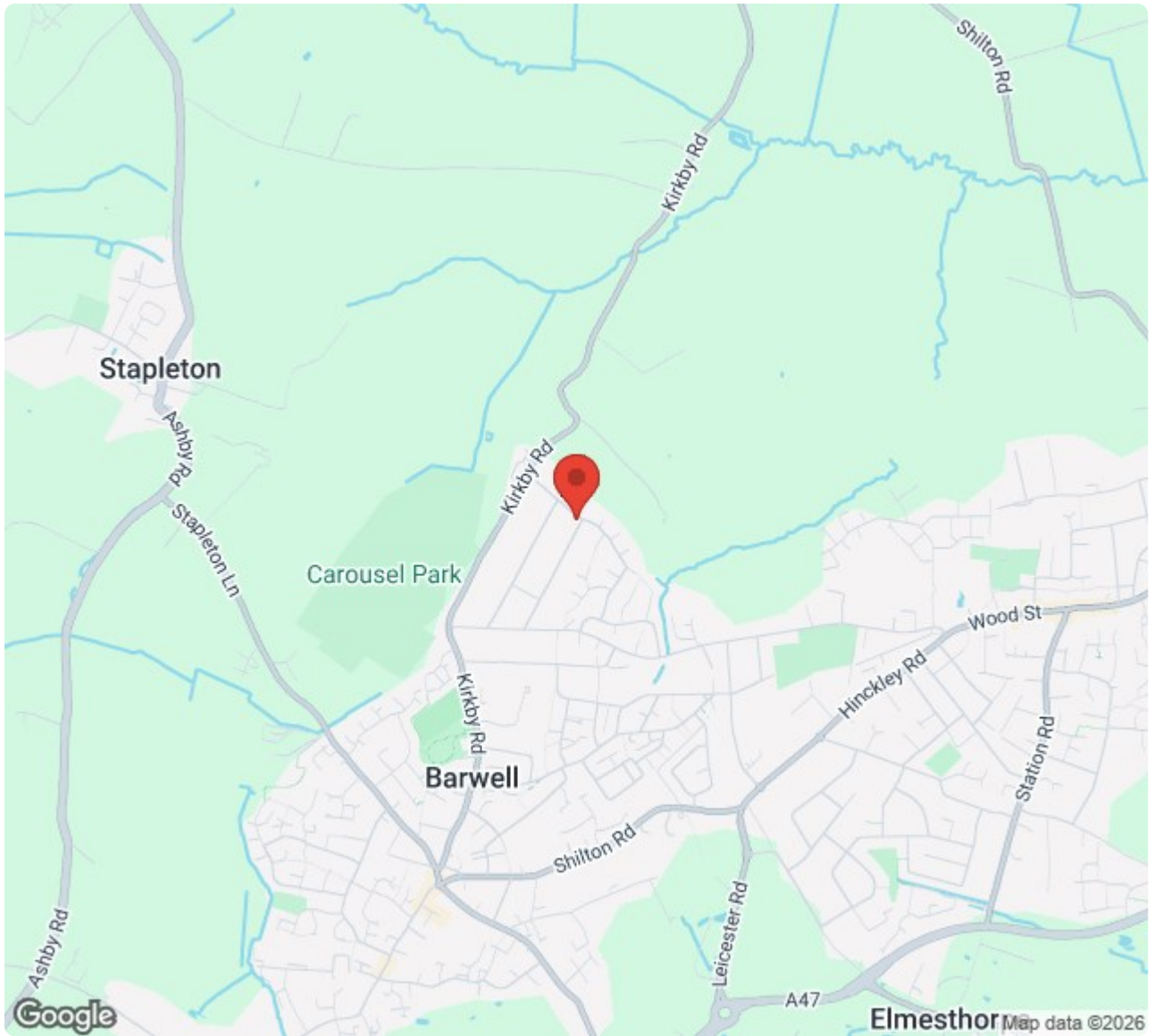
With white suite consisting panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Door to airing cupboard housing the Vaillant gas condensing combination boiler for central heating and domestic hot water.



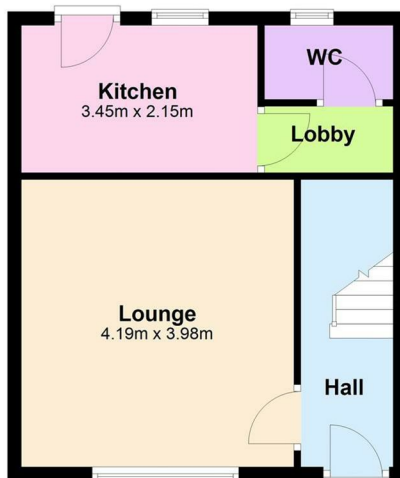
OUTSIDE

The property is situated on a large corner plot set back from the road screened behind panelled fencing. There is a large side and sunny rear garden. Outside tap and light. The garden at the side has a building plot, the front is approximately 48ft and the depth is approximately 64 ft.

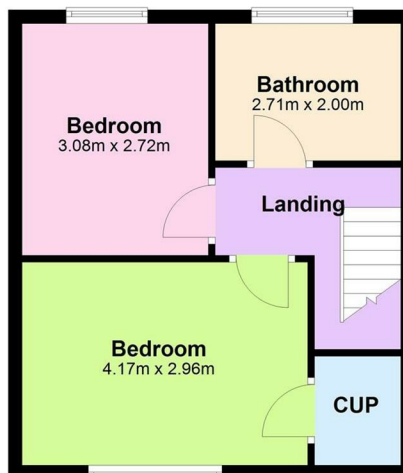




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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			
England & Wales		EU Directive 2002/91/EC	



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