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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75 BRADGATE ROAD, BARWELL, LE9 8FB

OFFERS OVER £185,000

NO CHAIN! Attractive semi detached family home on a large plot. Popular and convenient location within walking distance of the village centre. including shops, schools, doctors, dentists, bus service, takeaways, public houses and good access to major road links. Well presented and much improved including white panelled interior doors, modern kitchen and shower room, gas central heating, UPVC SUDG double glazing, UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, kitchen & utility space. Three bedrooms and shower room. Driveway to front and large rear garden with shed. Viewing recommended. Carpets, blinds and light fittings included.
All items of furniture can be included in the sale.



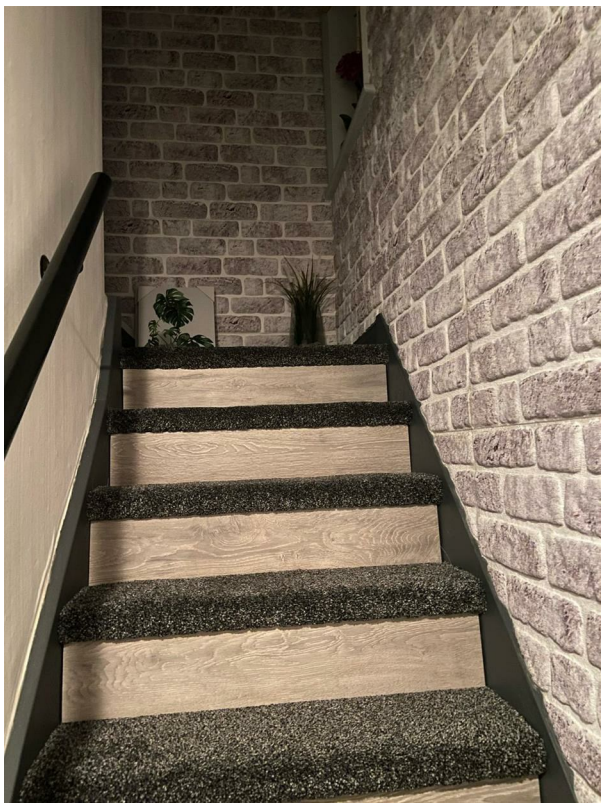




TENURE
Freehold
Council Tax Band A

ACCOMMODATION
UPVC SUDG front door to

ENTRANCE HALLWAY
With vinyl flooring, thermostat for the central heating system, smoke alarm, door to



LOUNGE TO FRONT
12'9" x 11'11" (3.90 x 3.65)
With laminate wood strip flooring, TV aerial point, door to a under stairs storage cupboard housing the gas and electric meters and fuse box, opening through to



KITCHEN TO REAR
11'8" x 7'5" (3.57 x 2.27)
With a range of floor standing kitchen units with roll edge working surface above, inset stainless steel drainer sink with mixer tap, free standing oven with electric hob and extractor above, under counter space for a washing machine, full height space for a fridge freezer and a further matching range of wall mounted cupboard units, tiled splashback, inset ceiling spotlights, extractor fan, vinyl flooring and door to



SHOWER ROOM TO REAR
7'3" x 5'2" (2.21 x 1.59)
With a walk in shower cubicle with two main shower attachment and glass screen to side, low level WC, vanity sink unit with double cupboard beneath and illuminated wall mounted mirror above, full PVC surroundings, laminate wood strip flooring, inset ceiling spotlights and chrome heated towel rail.



UTILITY SPACE TO REAR
6'3" x 4'11" (1.92 x 1.50)
With tiled flooring, UPVC SUDG door to rear garden.



FIRST FLOOR LANDING
With loft access, smoke alarm, white panelled interior door to

BEDROOM ONE TO FRONT
8'7" x 14'6" (2.63 x 4.44)
With built in storage cupboard, radiator, laminate wood strip flooring.



BEDROOM TWO TO REAR
9'2" x 10'10" (2.81 x 3.32)
With radiator, laminate wood strip flooring.



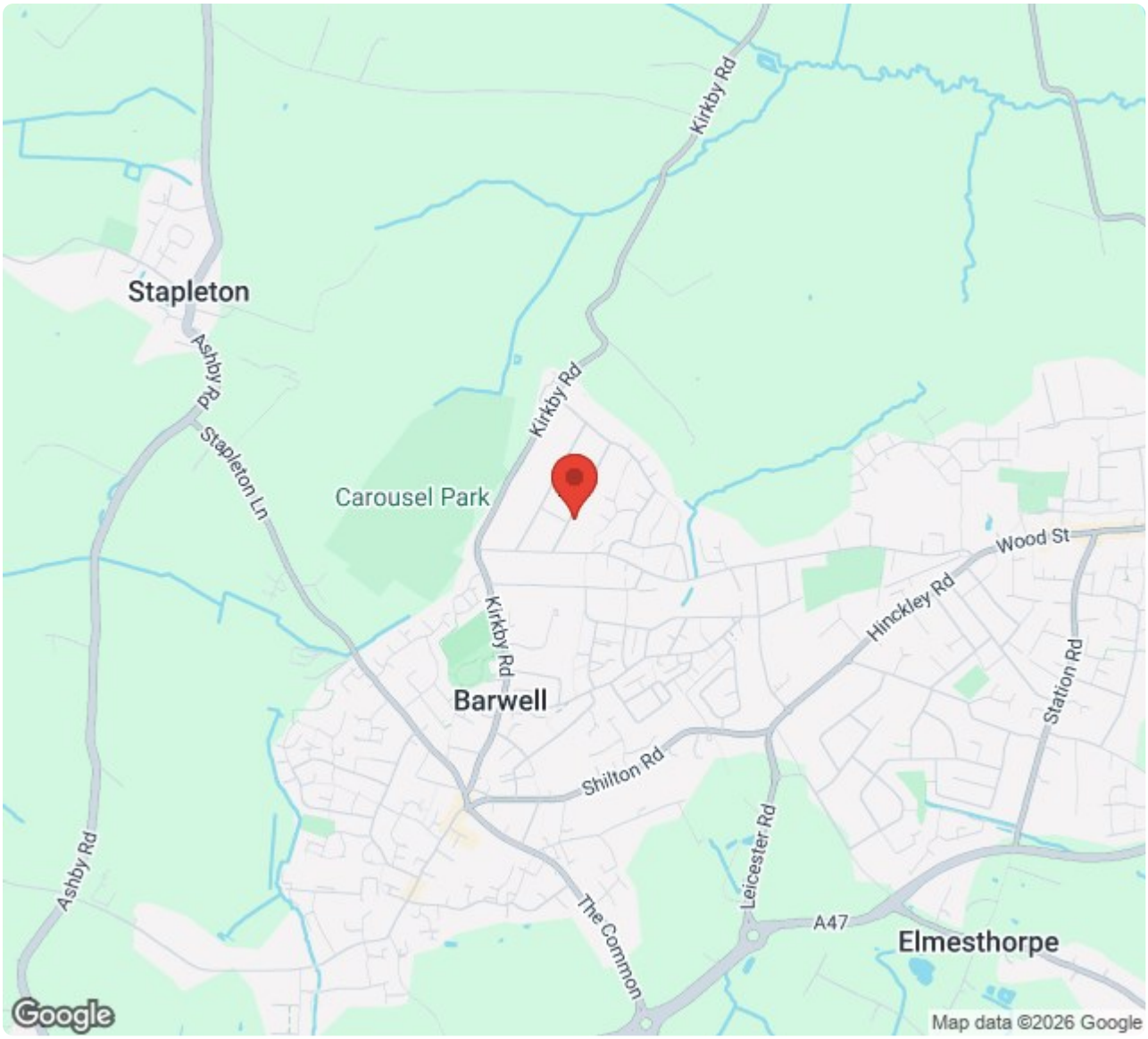
BEDROOM THREE TO REAR
8'0" x 7'6" (2.44 x 2.30)
With radiator, laminate wood strip flooring.



OUTSIDE

Outside the property is nicely situated set back from the road, the front garden is principally laid in stone with a slabbed pathway leading to the front door and also down the right hand side of the property which offers access to the good sized enclosed rear garden with a slab patio adjacent to the rear of the property with timber shed beyond which the garden is principally laid to lawn with surrounding mature shrubs and outside tap.

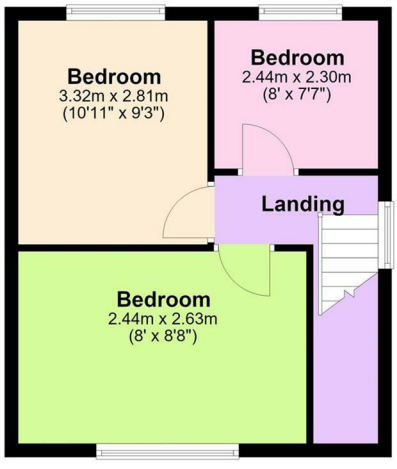


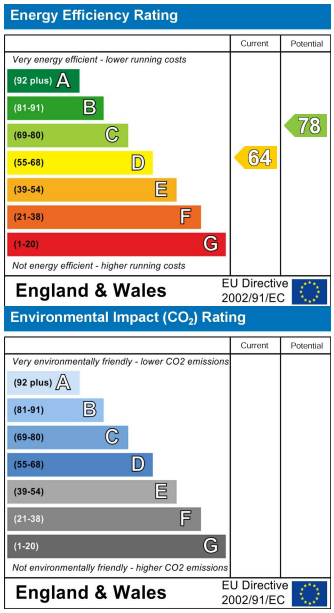


Ground Floor



First Floor





naea | propertymark PROTECTED

arla | propertymark PROTECTED

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