

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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19 HIGH STREET, BARWELL, LE9 8DQ

OFFERS OVER £180,000

Traditional two bedroom terraced house. Popular and highly convenient location within walking distance the village centre, including shops, schools, doctors, dentists, bus service, parks, takeaways, public houses and good access to major road links. Immaculately presented including tiled flooring, re fitted kitchen and bathrooms, fitted wardrobes, gas central heating and UPVC SUDG. Accommodation offers lounge and open plan dining kitchen. Two bedrooms, bathroom and hobby room. Good sized rear garden with brick outbuilding. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

Composite door to

LOUNGE

11'10" x 11'4" (3.63 x 3.47)

With wood effect laminate flooring, TV aerial point, single panelled radiator with decorative cover. Bespoke timber cupboard in the alcove. Timber and glazed door to



DINING ROOM

11'10" x 15'3" (3.62 x 4.66)

With tiled flooring, single panelled radiator with decorative cover. UPVC SUDG door to the rear garden. Opening to



KITCHEN

6'2" x 12'2" (1.88 x 3.71)

With wood effect tiled flooring, a range of fashionable gloss white floor standing handleless kitchen cupboard units with concrete effect working surfaces, grey resin drainer sink with brushed chrome mixer taps, built in Bosch oven with Caple four ring gas hob unit, Caple extractor hood above, tiled splashbacks. Further matching range of wall cupboard units including larder unit, wall mounted Gloworm combination boiler for domestic hot water and gas central heating. Appliances available via separate negotiation: Hoover, washing machine, dryer, dishwasher and fridge freezer.



FIRST FLOOR LANDING

With inset ceiling spotlights. Single panelled radiator with decorative cover. Door to

BEDROOM ONE TO FRONT

11'11" x 11'3" (3.64 x 3.43)

With wood effect laminate flooring, fashionable grey upstanding radiator. Full width built in wardrobes with sliding doors, shelving and drawers and hanging rails. Door to



BEDROOM TWO TO REAR

6'7" x 12'1" (2.03 x 3.69)

With single panelled radiator, wood effect laminate flooring. Door to



BATHROOM

6'3" x 12'0" (1.93 x 3.67)

With tiled flooring, four piece suite consisting of vanity wash hand basin with storage beneath, mixer taps above, LED mirror above. Freestanding bath with chrome taps, vanity toilet unit, open shower enclosure with shower and hand attachment. Inset ceiling spotlights, double panelled radiator.



SECOND FLOOR LANDING

With stairs to second floor.

HOBBY ROOM

10'9" x 12'5" (3.28 x 3.79)

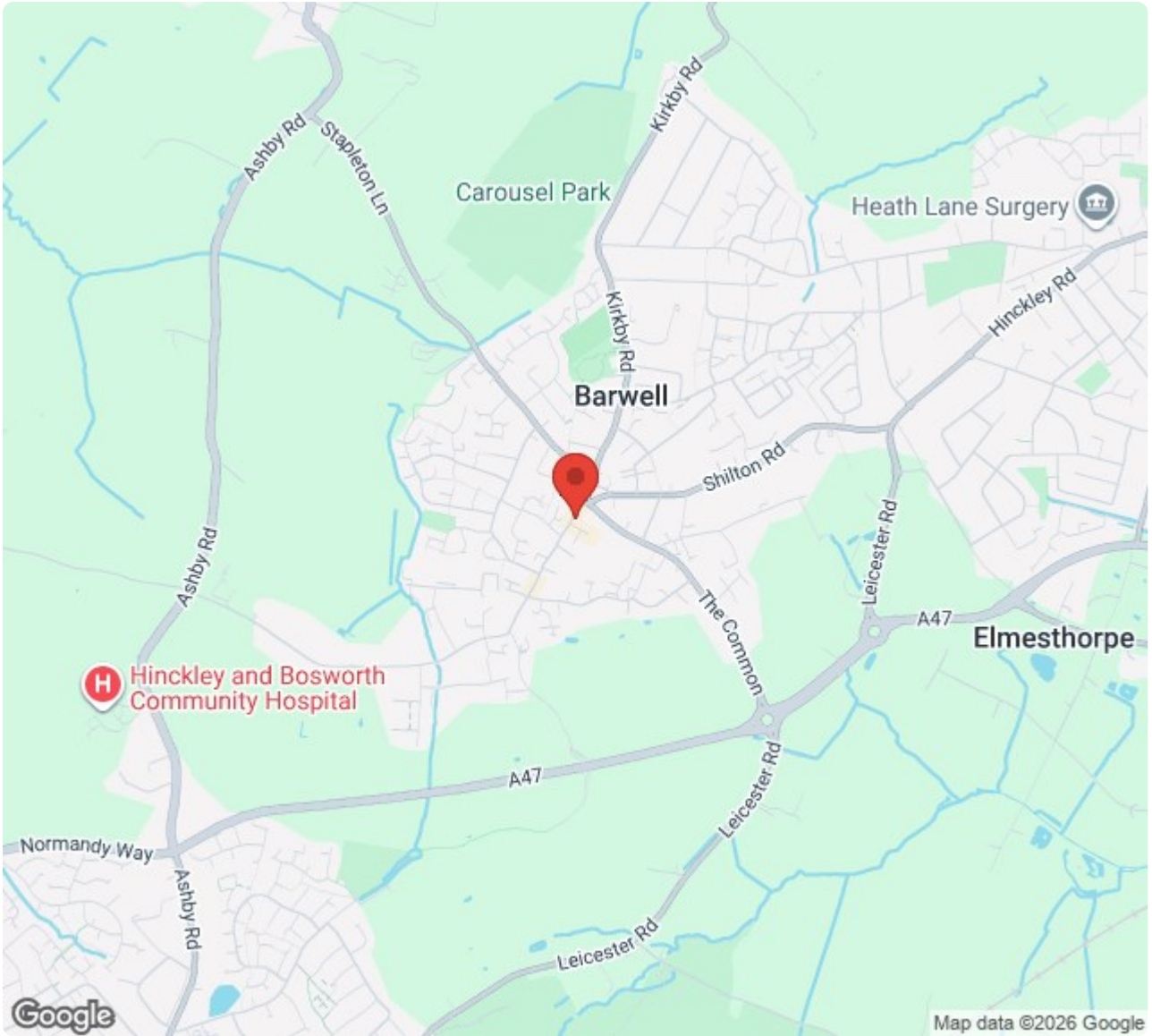
With Velux window, full width built in wardrobes with hanging rails and shelving.



OUTSIDE

The property to front has a concrete slabbed pathway leading to the front door and steps up to the front door. There is an area of concrete slabbed beyond a brick built privacy wall to rear is a concrete slabbed patio outside the back door with wrought iron going across the neighbouring access path to the garden which is predominantly laid to lawn with two areas of patio, a concrete slabbed path leading to outbuildings with two doors and storage areas.

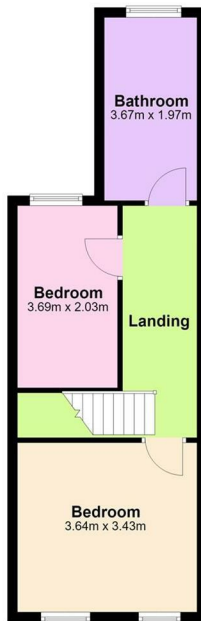




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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