Scrivins & Co Sales & Lettings

**Scrivins & Co Ltd** 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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# 83 MANOR ROAD, BARLESTONE, CV13 0HA

## ASKING PRICE £180,000

Two bedroom town house overlooking a green to front. Popular and convenient location within walking distance of the village centre including shops, primary school, takeaways, public houses, open countryside and good access to major road links. Well presented including glazed interior doors, feature fireplace, UPVC SUDG and gas central heating. Offers entrance porch, lounge and kitchen diner. 2 bedrooms and family bathroom. Hard landscaped front and enclosed rear garden. Brick built garage en bloc. Carpets, blinds and light fittings included.

## TENURE
Freehold
Council Tax Band A

## ACCOMMODATION
UPVC SUDG door leading to the

## ENTRANCE PORCH
With a cupboard housing the consumer unit. White glazed interior door leads to

## FRONT LOUNGE
13'10" x 13'11" (4.24 x 4.26)
With stairway leading to the first floor with spindle balustrades. Feature fireplace incorporating a gas fire with stone hearth and backing and wooden mantle above. Double panelled radiator, TV aerial point, thermostat for the central heating system and smoke alarm. White glazed interior door leads to

## REAR KITCHEN/DINER
13'11" x 8'7" (4.25 x 2.63)
With a range of floor standing fitted kitchen units with roll edge working surfaces above, inset stainless steel drainer sink with mixer tap. Integrated Hotpoint oven with stainless steel gas hob above and black extractor. Tiled splashbacks and appliance recess points. Further range of wall mounted cupboard units. Single panelled radiator, tiled flooring, UPVC SUDG door leading to the rear garden.

## FIRST FLOOR LANDING
With loft hatch and smoke alarm. The loft has lighting and is insulated. White panelled interior door to

## FRONT BEDROOM ONE

11'1" x 10'8" (3.38 x 3.27)

With white panelled interior door leading to a large storage cupboard currently used as a wardrobe and houses the gas combination boiler for central heating and domestic hot water(still under warranty). Single panelled radiator. White panelled interior door leads to

## REAR BEDROOM TWO

9'3" x 7'9" (2.83 x 2.38)

With double panelled radiator.

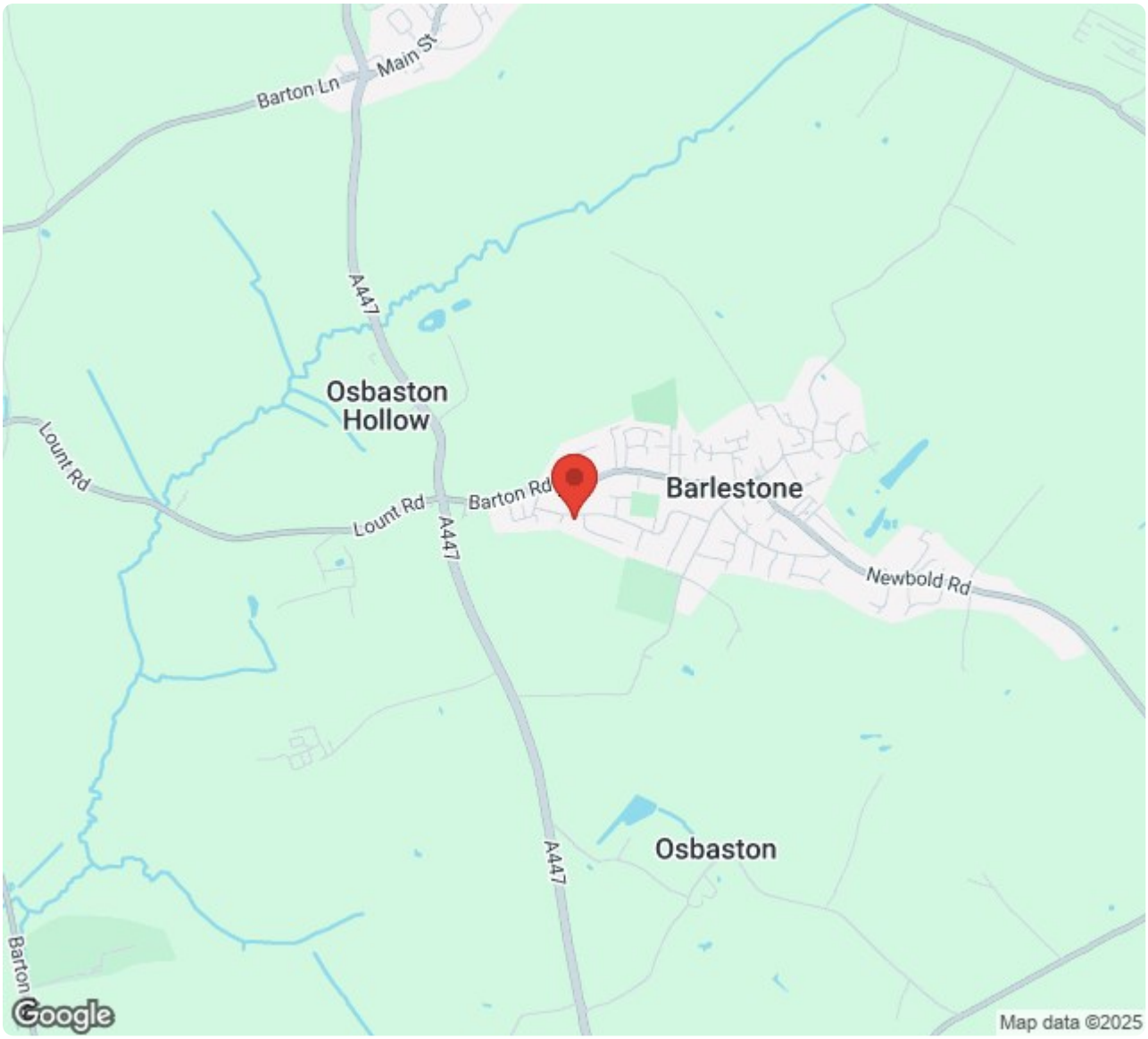
## REAR BATHROOM

5'10" x 6'5" (1.78 x 1.96)

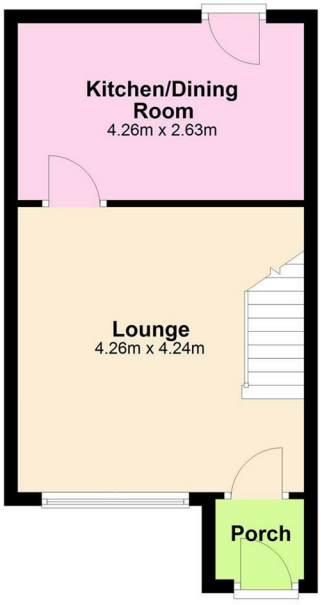
With white panelled bath with mixer tap shower attachment with a shower screen to side, low level WC, pedestal wash hand basin, heated towel rail. Fully tiled surrounds, tiled flooring and extractor fan.

## OUTSIDE

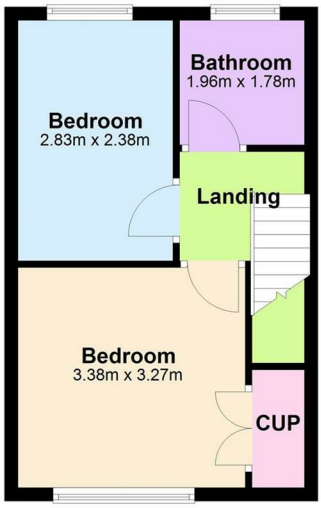
The property is nicely situated on a walkway overlooking a green with a hard landscaped front garden and slabbed steps and pathway lead to the front door. A shared pathway and rear pedestrian gate lead to the fully fenced and enclosed rear garden which is predominantly hard landscaped in slabs with surrounding stone raised borders. To the rear of the garden there is also a raised seating area, there is also a single brick built garage on block which measures 4.75m x 2.42m.

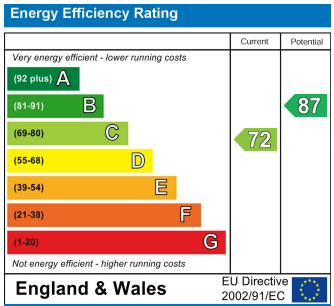


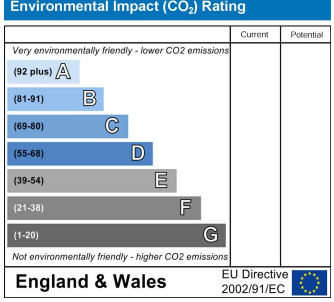

## Ground Floor




## First Floor

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