

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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14 THE DRIVE, BARWELL, LE9 8LA

£200,000

NO CHAIN. A modern detached family home, popular and convenient location within walking distance of the village centre including shops, schools, doctor's, dentist, bus service, parks, recreational facilities, open countryside, public houses and good access to major road links. In need of modernisation benefitting from gas central heating, offers canopy porch, entrance hall, lounge, dining room and kitchen, three bedrooms and bathroom. Driveway and garage space (subject to planning permission), front and enclosed sunny rear garden. Contact agents to view.



TENURE

Freehold

Council tax Band C

ACCOMMODATION

Open pitch and tile canopy porch, wood panelled front door to

ENTRANCE HALLWAY

With radiator, thermostat for central heating system, stairway to first floor, door to

LOUNGE TO FRONT

11'6" x 15'5" (3.53 x 4.70)

With full height brick fireplace incorporating a fitted gas fire, radiator, two matching wall lights, TV aerial point, bow window to front, white wood panel and glazed double doors lead to



DINING ROOM TO REAR

11'8" x 7'9" (3.57 x 2.38)

With radiator, useful under stairs storage cupboard, archway leads to



KITCHEN TO REAR

6'10" x 11'8" (2.10 x 3.58)

With single drainer stainless steel sink unit double base unit beneath, further matching floor mounted cupboard units and four drawer unit, contrasting marble finished roll edge working surfaces above, tiled splashbacks, further wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, electric cooker point, wall mounted Worcester gas condensing boiler for central heating and domestic hot water with digital programmer, wall mounted consumer unit, UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With door to the airing cupboard housing lagged copper cylinder, fitted immersion heater for supplementary domestic hot water, loft access.

BEDROOM ONE TO FRONT

14'9" x 11'8" (4.50 x 3.58)

With radiator.



BEDROOM TWO TO REAR

8'6" x 10'4" (2.60 x 3.17)

With radiator.



BEDROOM THREE TO REAR

10'7" x 6'0" (3.25 x 1.84)

With radiator.



BATHROOM TO SIDE

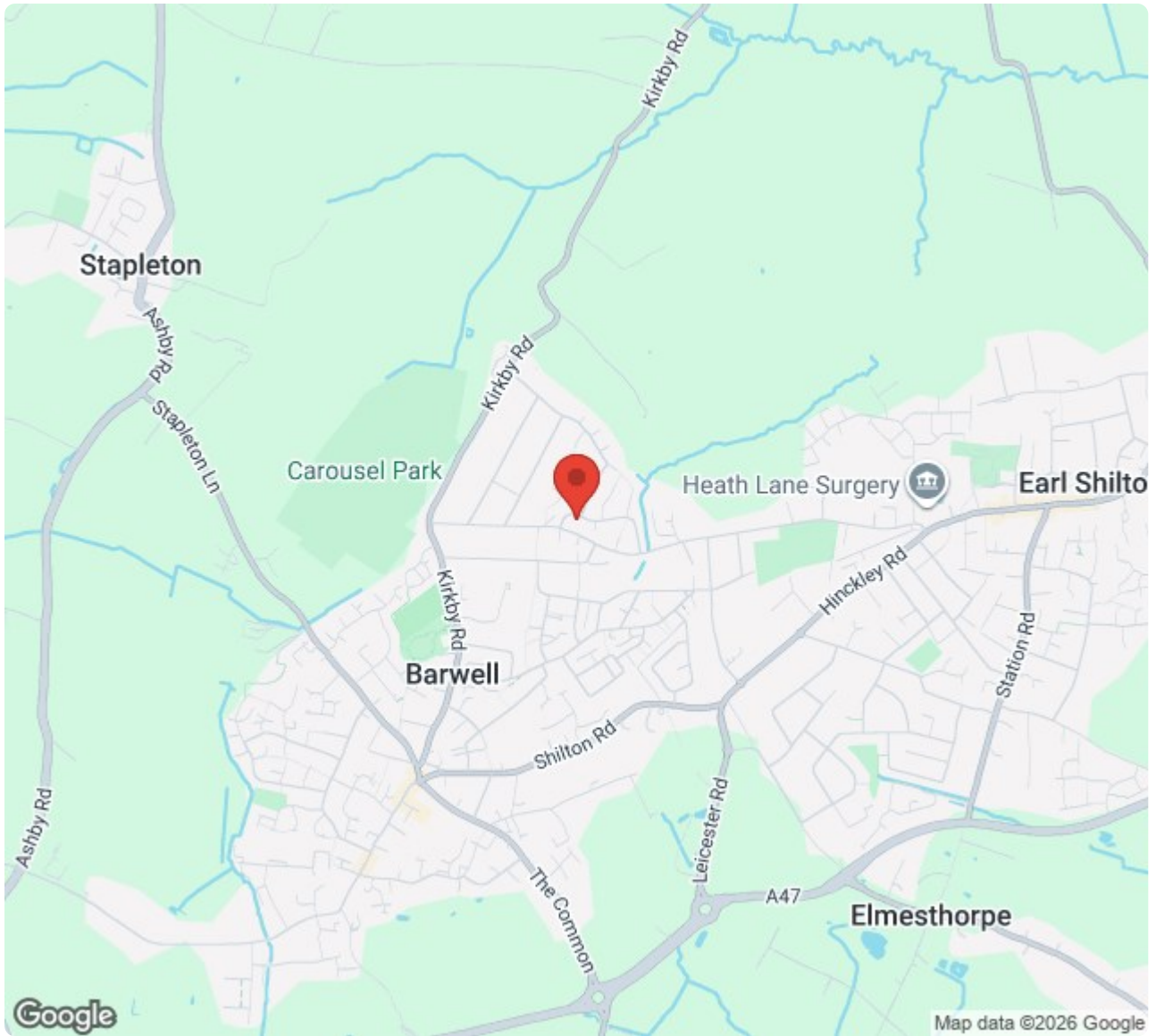
7'0" x 5'5" (2.14 x 1.66)

With panelled bath, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator.

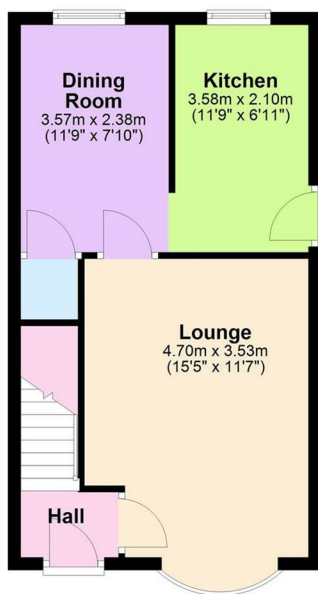


OUTSIDE

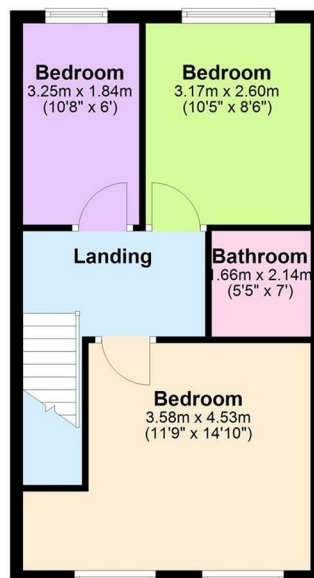
Outside the property is set back from the road screened behind a mature hedge, a front garden beyond, a driveway leads down the side of the property offering ample car parking and garage space (subject to planning permission), beyond which is the rear garden which has a sunny aspect.



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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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