



10 SHILTON ROAD, BARWELL, LE9 8HA

OFFERS OVER £220,000

Delightful traditional bay fronted villa terraced property of character. Popular and highly convenient location within walking distance of the village centre including shops, schools, Doctors/Dentists, recreational facilities, bus services, parks, public houses and takeaways with good access to major road links. Well presented including original panelled interior doors, picture rails, bathroom with four piece suite, roof replacement, gas central heating and UPVC SUDG. Deceptively spacious accommodation offers entrance hallway, lounge, dining room and kitchen. Two double bedrooms, nursery/study, hobby room and family bathroom. Front and sunny rear garden.



TENURE

Council Tax Band B

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE HALLWAY

With double panelled radiator. Archway through to the inner hallway with UPVC door which leads down the stairs to the cellar which has light and power and offers ample storage. Attractive wooden interior door to

LOUNGE TO FRONT

13'6" x 11'9" (4.13 x 3.60)

With wall mounted electric fire, picture rails, bay window to front, TV aerial points.



DINING ROOM TO REAR

14'5" x 11'11" (4.41 x 3.65)

with door to first floor.



KITCHEN TO REAR

11'10" x 8'7" (3.62 x 2.62)

With a fitted kitchen with wooden floor standing cupboard units with roll edge working surfaces above, appliance recess points and plumbing for a automatic washing machine. Further range of wall mounted cupboard units. Inset sink and drainer with mixer taps above and cupboard beneath. Tiled flooring, wall mounted Worcester gas combination boiler for the central heating and domestic hot water. Gas cooker point. Double panelled radiator. UPVC SUDG door to the outside.



BEDROOM ONE TO FRONT

8'5" x 13'8" (2.58 x 4.18)

With wooden strip flooring, tall fashionable radiator. Archway through to a large useful storage space with rail.



BEDROOM TWO TO REAR

11'9" x 12'6" (3.60 x 3.83)

With picture rails, tall radiator.



NURSERY/STUDY TO FRONT

11'4" x 4'8" (3.46 x 1.44)



BATHROOM TO REAR

11'8" x 5'10" (3.58 x 1.78)

With four piece suite consisting panelled bath, separate shower cubicle with tiled surrounds and a triton electric shower. Low level WC, pedestal wash hand basin, laminate flooring, tiled surrounds, radiator.



SECOND FLOOR HOBBY ROOM

14'11" x 12'11" (4.55 x 3.94)

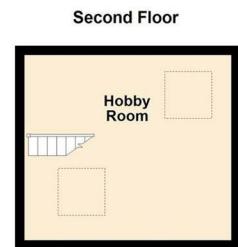
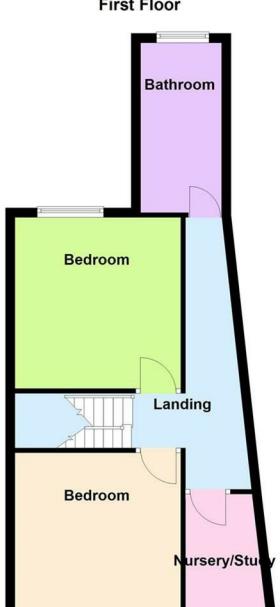
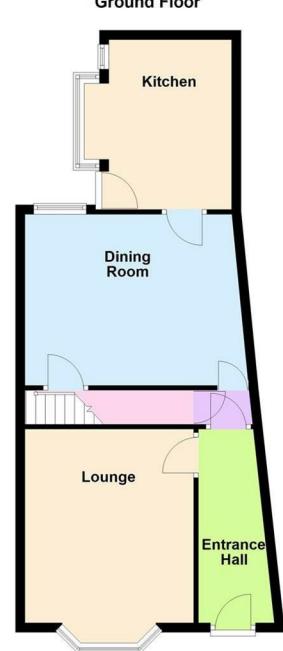
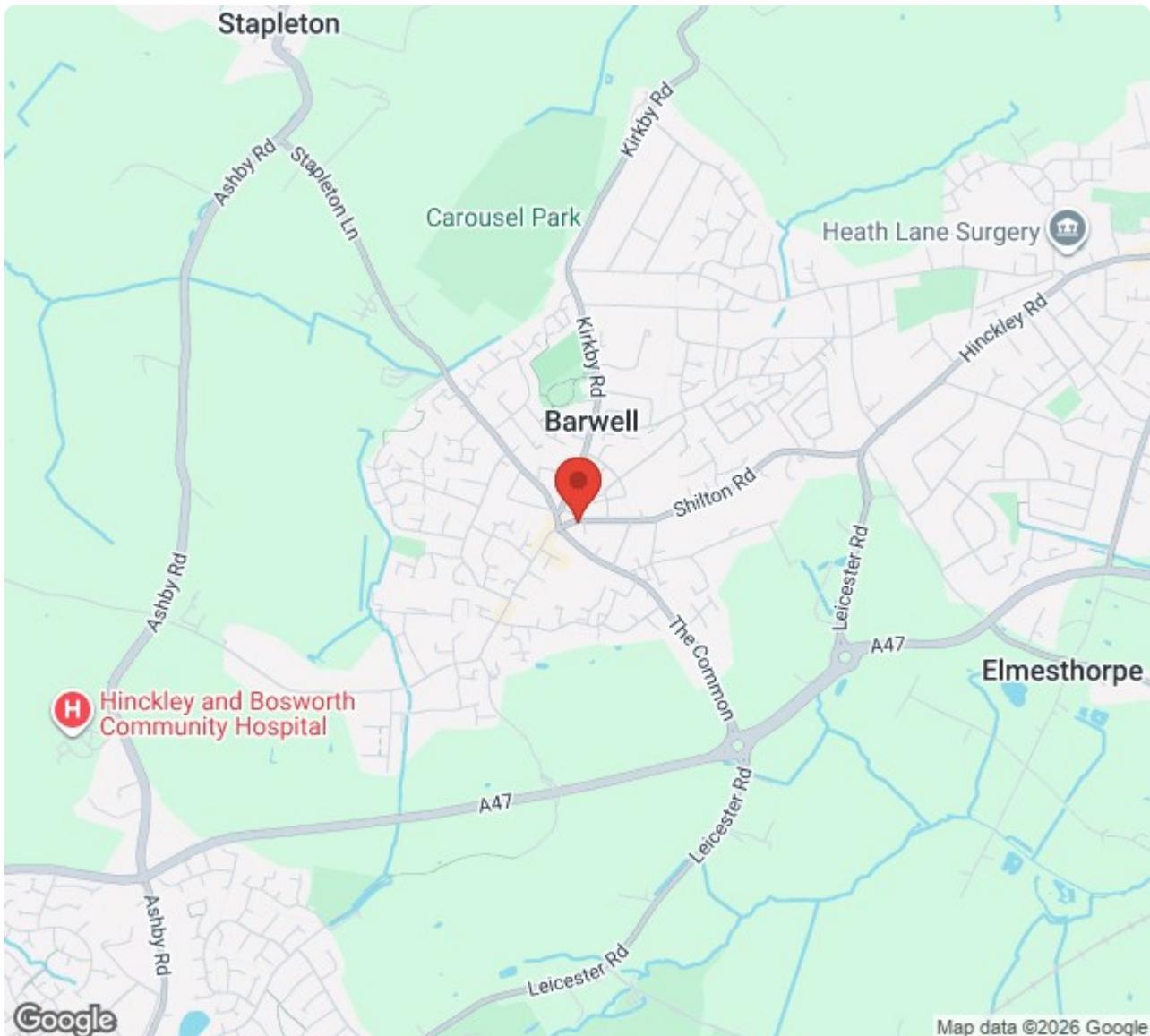
With three Velux windows.



OUTSIDE

The property is set back from the road with a stoned front garden with a blue brick retaining wall. Access to the rear is via a shared covered side entry and timber gate. Offers access to the rear garden which is principally laid to lawn with a separate brick built outbuilding which houses a toilet. Towards the top of the garden there are two further brick built sheds.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		70
(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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