

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

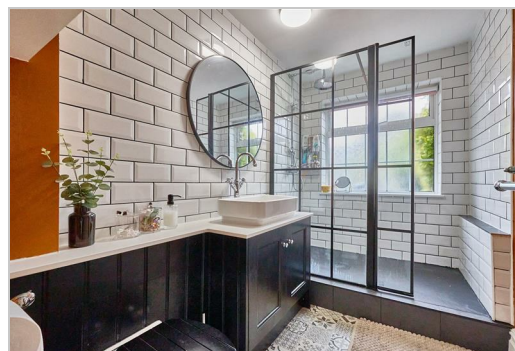
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



**101 HIGH STREET, BARWELL, LE9 8DS**

**ASKING PRICE £180,000**

Delightful vastly improved and refurbished traditional bay fronted terraced house of character on a large plot. 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 panel interior doors, ceramic tiled and wooden flooring, feature fireplace, refitted kitchen and shower room, fitted wardrobes, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, breakfast kitchen with coffee station, UPVC SUDG conservatory/dining room, two double bedrooms and shower room, front and long rear garden with large shed. Viewing highly recommended. Carpets, curtains and blinds included.



## TENURE

Freehold  
Council Tax Band A

## ACCOMMODATION

Attractive black composite panel and SUDG front door with outside lighting to

## LOUNGE TO FRONT

11'4" x 14'6" (3.46 x 4.43)

With feature fireplace having ornamental wood surrounds, raised marble hearth and tiled backing incorporating a living flame coal effect gas fire, fitted book and display shelving to side alcoves, built in window seat with storage cupboards beneath housing the electric meters, oak wood grain laminate wood strip flooring, radiator, coving, ornamental ceiling rose, feature panelling to two walls, smart digital thermostat for the central heating system.



## INNER LOBBY

With terracotta tiled flooring, stairway to first floor.

## REFITTED DINING KITCHEN TO REAR

11'3" x 11'9" (3.44 x 3.60)

With a fashionable range of off white shaker style fitted kitchen units with brass fittings consisting inset Belfast sink unit, brass bridge tap above double base unit beneath, further matching range of floor mounted cupboard units including one magic corner and a pull out spice drawer and further pull out drawers. Solid ash working surfaces above with inset four ring induction hob unit, black chimney extractor above, tiled splashbacks, matching wall mounted shelving, further display unit, coffee station with working surfaces above, further surrounding display shelving in the alcoves and a concealed radiator, built in double fan assisted oven with a grill, microwave oven, plumbing for a automatic washing machine, terracotta style tiled flooring, coving to ceiling, inset ceiling spotlights, door to useful under stairs storage cupboard with lighting and shelving. Rear lobby with terracotta flooring, attractive arch topped sage green door leads to



## CONSERVATORY/DINING ROOM

6'4" x 12'10" (1.95 x 3.92)

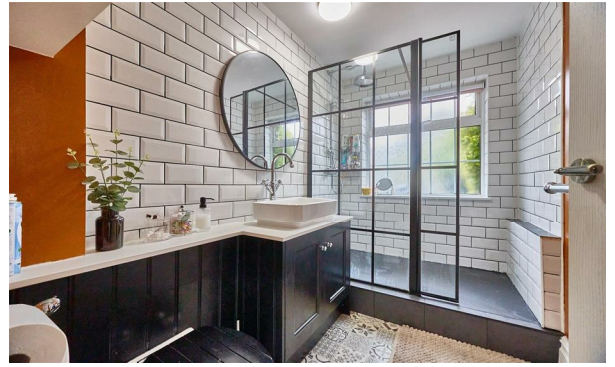
With terracotta tiled flooring, two matching wall lights, radiator with digital thermostat, UPVC SUDG door to the side of the conservatory and UPVC SUDG french doors leading to the rear garden.



## REFITTED SHOWER ROOM TO REAR

5'4" x 8'9" (1.64 x 2.68)

With a white suite consisting a fully tiled walk in shower with black slate effect flooring, black slate effect shower tray, mains rain shower above, black and glazed shower screen to side, vanity sink unit with black double cupboard beneath with sure stop, quartz surface and windowsill , low level WC, contrasting tiled surrounds, further display shelving, heated and chrome towel rail.



## FIRST FLOOR LANDING

With attractive white six panel interior doors to

## BEDROOM ONE TO REAR

12'2" x 14'6" (3.72 x 4.43)

With a range of fitted bedroom furniture to the full width of one wall in white, consisting of open wardrobes, shelving and a chest of drawers, dressing table to centre, further double airing cupboard housing the Potterton gas condensing combination boiler for central heating and domestic hot water, radiator, coving to ceiling.



## BEDROOM TWO TO FRONT

11'3" x 12'0" (3.44 x 3.66)

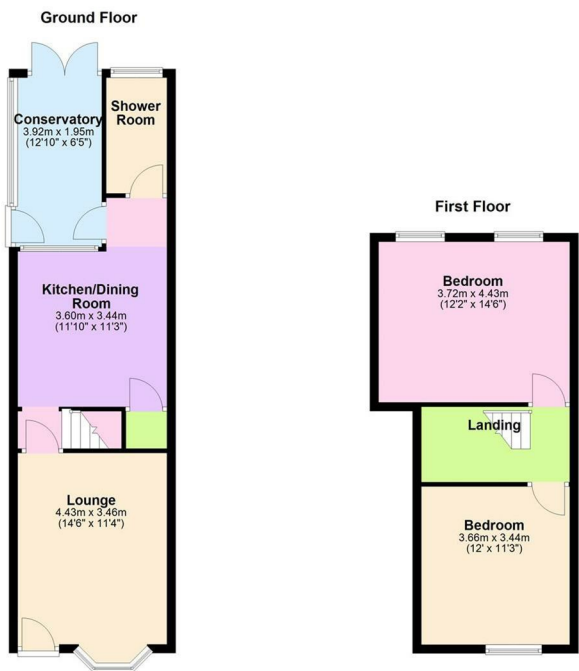
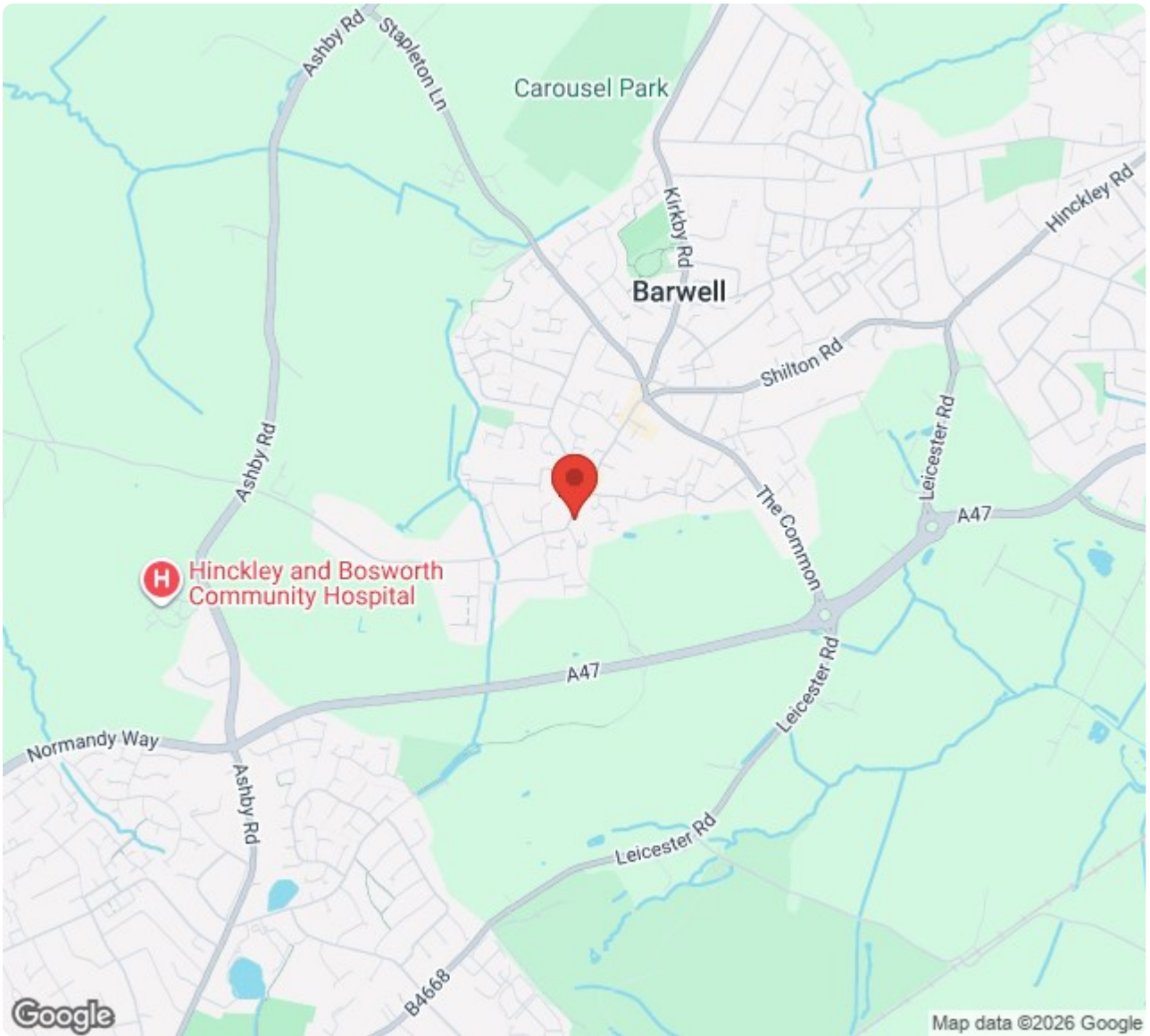
With a range of fitted bedroom furniture consisting of two double wardrobe units behind one is a door into an access to the loft space and a cupboard over the stairs, radiator with surrounding ornamental radiator cover.



## OUTSIDE

Outside the property is set back from the road screened behind a brick retaining wall with a block paved front forecourt, a door and a covered arch top shared entry lead down the side of the property leading to the large private rear garden which is enclosed by panelled fencing and a brick retaining wall adjacent to the rear of the property is a deep full width terracotta style patio with surrounding raised beds beyond which the garden is principally laid to lawn with surrounding wood edged and bark raised beds. To the top of the garden is a (6m x 3m) timber shed which has light, power and water.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			



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