

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

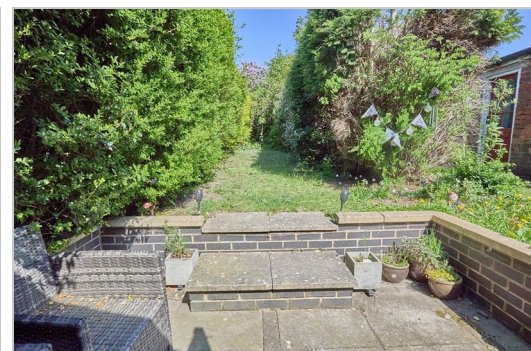
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



**63 SHILTON ROAD, BARWELL, LE9 8HB**

**ASKING PRICE £190,000**

Extended and vastly improved and refurbished traditional terraced house of character. Popular and highly convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, takeaways, public houses and good access to major road links. Immaculately presented with flare including white panelled interior doors, ceramic tiled flooring, feature original fireplaces, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room, extended breakfast kitchen. Two double bedrooms and bathroom with shower. Front and long rear garden. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band A

## ACCOMMODATION

Attractive red panel and glazed front door to

### LOUNGE TO FRONT

12'11" x 11'10" (3.94 x 3.63)

With feature period style fireplace having ornamental hard wood surrounds, raised marble hearth and tiled backing, there is also a gas point. Fitted double cupboard to side alcove housing the electric meter and consumer unit, fashionable white radiator, TV aerial point.



### DINING ROOM TO REAR

9'10" x 15'1" (3.02 x 4.60)

With feature fireplace having ornamental sandstone surrounds incorporating a living flame coal effect gas fire, fashionable white radiator, stairway to first floor. Useful under stairs storage cupboards beneath one being a cloak cupboard and one being a storage cupboard both with lighting. Attractive white panel and glazed door leading to



### EXTENDED AND REFITTED BREAKFAST KITCHEN TO REAR

6'0" x 18'4" (1.85 x 5.60)

With a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting black roll edge working surfaces above with inset four ring gas hob unit, integrated extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units and one tall larder unit. Further integrated appliances include a double fan assisted oven with grill, fridge freezer, washing machine and a dishwasher. Ceramic tiled flooring, inset ceiling spotlights, fashionable white vertical radiator. Door to useful under stairs storage cupboard with lighting. Wood panel and SUDG door to the side of the property and UPVC French doors leading to the rear garden.



### FIRST FLOOR LANDING

With large loft access with extending timber ladder for access, the loft is partially boarded with lighting.

### BEDROOM ONE TO FRONT

12'11" x 11'11" (3.94 x 3.64)

With feature original cast iron Victorian fireplace, fashionable white vertical radiator.



## BEDROOM TWO TO REAR

15'2" x 8'1" (4.64 x 2.48)

With feature original white Victorian cast iron fireplace, a range of fitted bedroom furniture in white consisting one double and two single wardrobe units, chest of drawers, white vertical radiator.



## REFITTED BATHROOM TO REAR

9'8" x 5'6" (2.95 x 1.69)

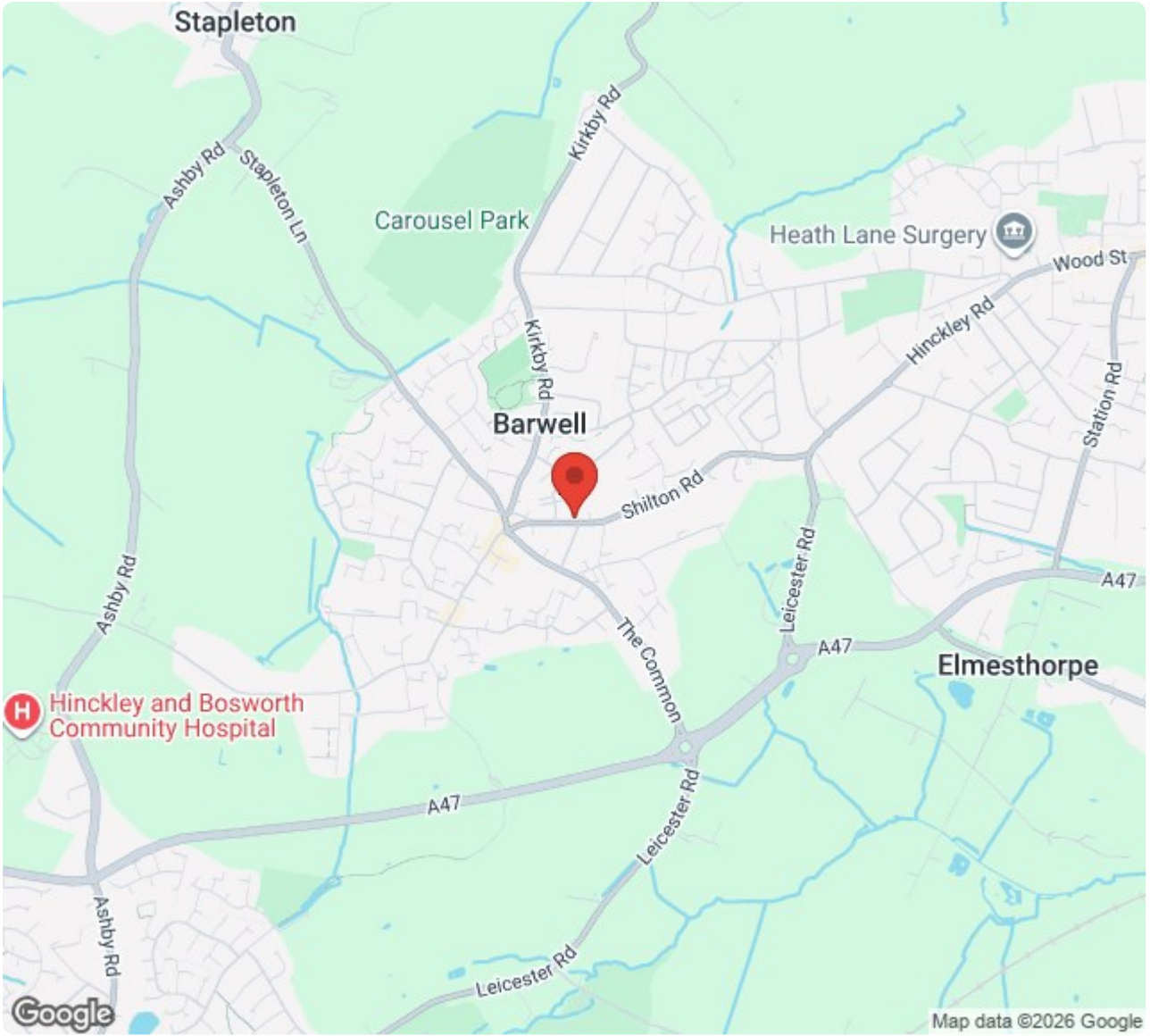
With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side. Pedestal wash hand basin and low level WC, contrasting fully tiled surrounds including the flooring, chrome heated towel rail, wall mounted mirror fronted bathroom cabinet included. Double airing cupboard housing the Baxi condensing combination boiler for central heating and domestic hot water with wireless digital programmer (new as of 2023 with a 10 year warranty).



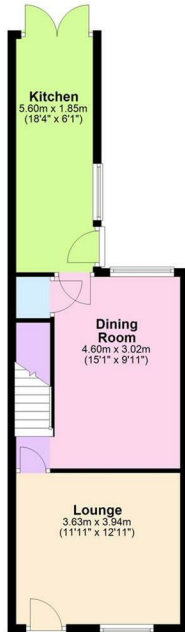
## OUTSIDE

The property is set back from the road screened behind the original blue brick paved retaining wall, with a lawned front garden, a timber gate and covered shared access leads to the rear of the property, adjacent to the rear of the house is a slabbed rear yard with an outside tap with surrounding blue brick retaining wall beyond which the garden is principally laid to lawn.

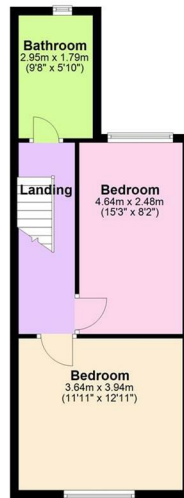




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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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