Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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17 MOORE ROAD, BARWELL, LE9 8AF

OFFERS OVER £220,000

NO CHAIN! Spacious three bedrooms semi detached family home on a good sized plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus services, parks and good access to major road links. Well presented and refurbished including oak panelled interior doors, wooden flooring, refitted kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Accommodation offers, entrance hallway, lounge, dining room, kitchen, utility space/storage space and WC. Three good sized bedrooms. Wide driveway to front and large rear garden. Viewing recommended. White goods, blinds, shutters, carpets and light fittings included.

TENURE
Freehold
Council Tax Band A

ACCOMMODATION
Composite front door to

ENTRANCE HALLWAY
With stairway to the first floor, laminate wood strip flooring, smoke alarm, radiator and consumer unit. Panelled door to

LOUNGE TO FRONT
11'11" x 13'8" (3.65m x 4.17m)
With radiator, shutters to the windows, TV aerial points. Archway through to

DINING ROOM TO REAR
10'4" x 8'7" (3.17 x 2.62)
With radiator. Panelled interior door to

KITCHEN TO REAR
10'3" x 8'6" (3.14 x 2.60)
With a range of floor standing fitted kitchen units with roll edge working surfaces above and inset stainless steel drainer sink with mixer taps. The white goods are included and they include a gas oven with hob above and extractor, LG washing machine and an under counter separate fridge and freezer. Further range of wall mounted cupboard units and the wall mounted Valliant gas combination boiler for central heating and domestic hot water with thermostat. Radiator and vinyl flooring. UPVC SUDG door to the utility/storage space. Door to

SEPARATE WC
4'1" x 2'11" (1.26 x 0.91)
With low level WC and pedestal wash hand basin.

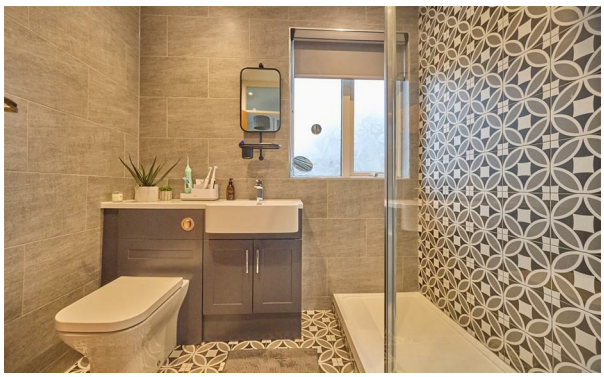
FIRST FLOOR LANDING
With loft access, smoke alarm. Panelled interior door to

BEDROOM ONE TO FRONT
12'0" x 10'1" (3.68 x 3.09)
With one double and one single built in cupboard units, radiator and shutters to windows.

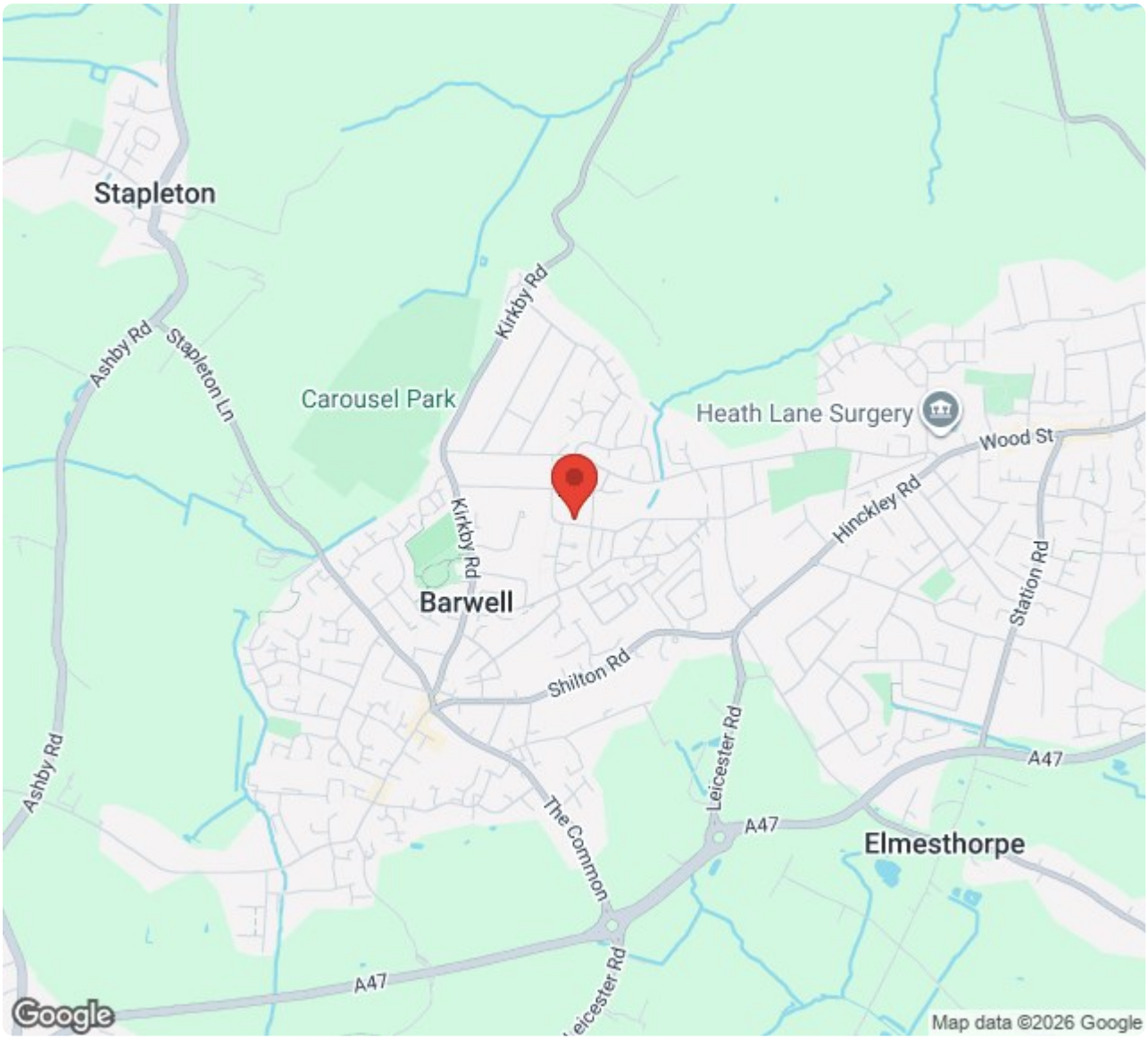
BEDROOM TWO TO REAR
8'6" x 13'5" (2.60 x 4.11)
With radiator and a double cupboard. Shutters to windows.

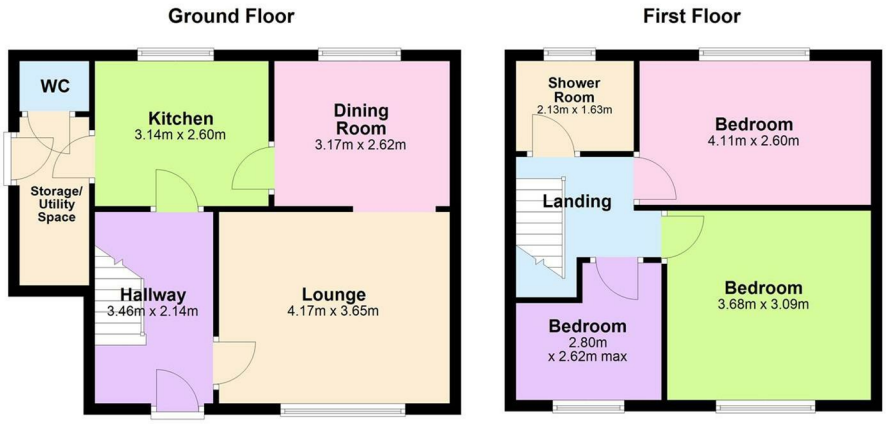
BEDROOM THREE TO FRONT
8'7" x 9'1" max (2.62 x 2.79 max)
With radiator and shutters to windows.

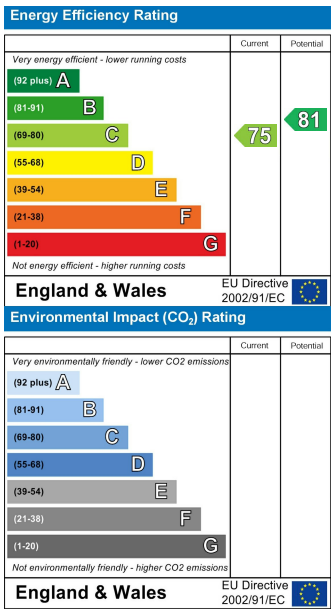
SHOWER ROOM TO REAR
6'11" x 5'4" (2.13 x 1.63)
With a walk in shower cubicle with rainfall shower attachment and shower screen to side, low level WC, vanity sink unit with double cupboard beneath. Fully tiled surrounds, inset ceiling spotlights. Chrome heated towel rail and tiled flooring.



OUTSIDE
The property is nicely situated set back from the road with a wide block paved driveway to front offering ample car parking and a slabbed pathway leading to the front door. A pedestrian gate offers access to the large enclosed rear garden which is principally laid to lawn. Outside lighting and tap.







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