

# Scrivins & Co

ESTATE AGENTS  
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Tel: 01455 890480 Email: sales@scrivins.co.uk  
www.scrivins.co.uk



**10 QUEEN STREET, BARWELL, LE9 8EA**

**£145,000**

Spacious traditional terraced house. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, public houses and good access to major road links. Immaculately presented and much improved including feature fireplace, refitted kitchen and shower room, gas central heating and UPVC SUDG. Offers lounge, dining room and kitchen. Two double bedrooms and shower room. Long sunny rear garden with brick built utility. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold

## ACCOMMODATION

Attractive composite panelled SUDG front door to

### FRONT LOUNGE

12'0" x 11'2" (3.67 x 3.42)

with feature brick fireplace. Single panelled radiator. TV aerial point, including Sky. Pine and etched glazed door leads to



### INNER LOBBY

with door to useful under stairs storage cupboard with fitted shelving and houses the electric meters.

### REAR DINING ROOM

12'0" x 12'2" (3.67 x 3.71)

with single panelled radiator. Wireless digital programmer and thermostat for central heating and domestic hot water. Door and stairway to first floor. Feature archway to



### FITTED KITCHEN TO REAR

14'9" x 5'9" (4.51 x 1.77)

with a range of maple finish fitted kitchen units consisting inset 1 and a half bowl single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit. Stainless steel chimney extractor hood. Single fan assisted oven with grill. Tiled splashbacks. Further matching wall mounted cupboard units, including one double display unit with glazed door. One double larder cupboard. Integrated fridge freezer. Matching breakfast bar. UPVC SUDG door to the rear garden.



### FIRST FLOOR LANDING

### FRONT BEDROOM ONE

11'11" x 11'3" (3.65 x 3.44)

with single panelled radiator. Built in wardrobe over the stairs. Loft access.



## **BEDROOM TWO TO REAR**

12'1" x 9'0" (3.70 x 2.75)

with built in double wardrobe in white. Radiator.

## **REFITTED WET ROOM TO REAR**

5'9" x 12'4" (1.76 x 3.77)

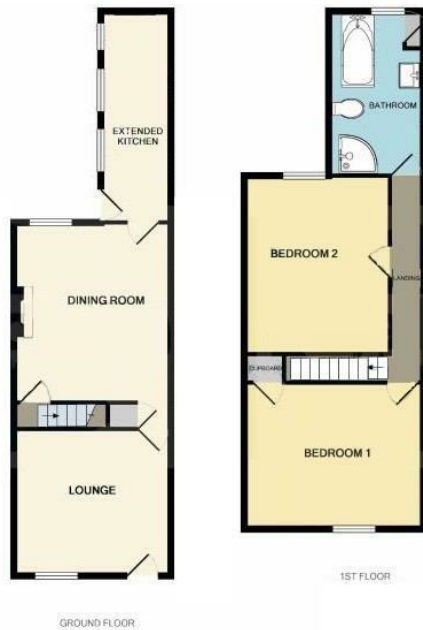
with white suite consisting walk in shower with glazed shower screen. Pedestal wash hand basin. Low level WC. Contrasting PVC decorative clad surrounds. Radiator. Wall mounted gas condensing combination boiler for central heating and domestic hot water. Extractor fan.



## **OUTSIDE**

the property is set back from the road. There is a shared covered side access leading to a long fully fenced and enclosed private rear garden with a sunny aspect. There is a slabbed rear yard with outside tap and light. Attached to the rear of the house is a brock built utility with plumbing for automatic washing machine. There is a slabbed patio beyond which the garden is principally laid to lawn. There is also a plastic shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	80
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Scrivins & Co**  
**ESTATE AGENTS**  
**& LETTING AGENTS**

98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
 Tel: 01455 890480 Email: sales@scrivins.co.uk  
 www.scrivins.co.uk

