

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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3 FOREST VIEW ROAD, BARWELL, LE9 8AD

£220,000

Outstanding vastly improved and refurbished traditional semi detached family home on a large plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses, open countryside and good access to major road links. Immaculately presented including white panelled interior doors, wooden/ ceramic tiled flooring, coving, refitted kitchen and bathroom, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining room, kitchen, side entry with brick built bike store, separate WC and storeroom. Three bedrooms and bathroom with shower. Impressive frontage. Ample car parking. Well kept front and large rear garden with shed. Viewing highly recommended. Carpets, blinds and range cooker included.



TENURE

Freehold

ACCOMMODATION

Attractive grey composite panelled and SUDG front door with outside lighting to

SPACIOUS ENTRANCE HALLWAY

with double panelled radiator. Telephone point. Wireless digital programmer and thermostat for central heating and domestic hot water. Coving to ceiling. Stairway to first floor. Attractive white 6 panel interior doors to

FRONT LOUNGE

10'10" x 12'4" (3.31 x 3.77)

with double panelled radiator. TV aerial point including Sky. Coving to ceiling. Barn oak laminate wood strip flooring.



REAR DINING ROOM

10'8" x 10'1" (3.26 x 3.09)

with double panelled radiator. Barn oak laminate wood strip flooring. Coving to ceiling. UPVC SUDG French doors to rear garden.



REFITTED KITCHEN TO REAR

9'1" x 13'3" (2.77 x 4.04)

with a fashionable range of matte cream fitted kitchen units with soft closing doors consisting inset black 1 and a half bowl single drainer resin sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawer. Contrasting solid oak working surfaces above. Black tiled splashbacks. Further matching wall mounted cupboard units including gone double display unit with glazed doors. Concealed lighting. Further cupboard concealing the gas condensing combination boiler for central heating and domestic hot water (new as of 2019). Cream leisure range cooker included with a five ring gas hob unit. Three ovens and a grill. Plumbing for automatic washing machine. Terracotta tiled flooring. Door to a walk in pantry with fitted shelving and lighting. Door to



COVERED SIDE ENTRY

with lighting. UPVC SUDG doors to both front and rear. Door to

STORE ROOM/ BIKE STORE

8'0" x 5'10" (2.46 x 1.78)

with one double wall light and one double power point. Door to further brick built store room with lighting. Door to Separate WC with white low level WC.

FIRST FLOOR LANDING

with white spindle balustrades. Coving to ceiling. Built in linen cupboard.

FRONT BEDROOM ONE

12'4" x 10'6" (3.77 x 3.22)

with a range of Hammonds fitted bedroom furniture in gloss cashmere to the full width of one wall consisting three double and one single wardrobe unit incorporating hanging rails and shelves. Double panelled radiator. Oak finish laminate wood strip flooring.



BEDROOM TWO TO REAR

10'1" x 10'7" (3.09 x 3.23)

with oak finish laminate wood strip flooring, radiator. Large loft access with extending timber ladder for access. The loft is boarded with lighting.



BEDROOM THREE TO FRONT

8'11" x 9'4" (2.73 x 2.87)

with barn oak laminate wood strip flooring. Radiator. Built in wardrobe over the stairway. Built in work station with three drawers beneath.



REFITTED BATHROOM TO REAR

9'1" x 5'6" (2.79 x 1.70)

with white suite consisting L-shaped panelled bath, electric shower unit above and glazed shower screen to side. Vanity sink unit with gloss white cupboards and drawers beneath. Low level WC. Contrasting tiled surrounds, including the flooring. Chrome heated towel rail. Inset ceiling spotlights.



OUTSIDE

the property is set back from the road having an impressive frontage screened behind grey panelled fencing. The front garden is principally laid to lawn. To the side is a four car block paved driveway. UPVC SUDG doors to covered entry lead to the good sized rear garden which is enclosed by grey panelled fencing and hedging. There is a deep full width timber decking patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. There is a timber shed. Potential vegetable plot. To the rear of the house there is also an outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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			
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			
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