

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



14 SHILTON ROAD, BARWELL, LE9 8HA

OFFERS OVER £210,000

NO CHAIN. Attractive substantial double fronted cottage style end terraced house of character. Popular and highly convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses and good access to major road links. Immaculately presented and refurbished including panelled interior doors, wooden flooring, feature open fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, UPVC SUDG conservatory/ study and open plan living dining kitchen. Three double bedrooms and bathroom with shower cubicle. Hard landscaped front and enclosed sunny rear garden with brick built WC, store room and timber garage. Viewing recommended. New carpets included.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

ENTRANCE HALLWAY

with light grey painted wood panelled flooring. Stairway to first floor. Feature archway to

OPEN PLAN LIVING DINING KITCHEN

15'7" (max.) x 22'5" (max.) (4.77 (max.) x 6.84 (max.))

L-shaped. The living dining area to front with grey oak finish laminate wood strip flooring. Contemporary vertical radiator. UPVC SUDG bay window to front. Fitted breakfast kitchen area to rear with a range of beech 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 range of floor mounted cupboard units and drawers. Contrasting black roll edge working surfaces above including a breakfast bar with inset four ring stainless steel gas hob unit. Single oven with grill beneath. Black chimney extractor hood. Grey oak laminate splashbacks. Further matching range of wall mounted cupboard units, including 2 display units with glazed doors. Plumbing for automatic washing machine. Grey oak laminate wood strip flooring. Ceiling mounted fan light. Contemporary vertical radiator. Door to useful under stairs storage cupboard housing the electric meters. UPVC SUDG door to rear garden. Attractive white 6 panel interior door to



FRONT LOUNGE

13'6" x 13'11" (4.13 x 4.26)

with feature fireplace having ornamental grey plaster surrounds, raised black quarry tiled hearth and ornamental cast iron open fireplace to centre. Radiator. UPVC SUDG bay window to front. Door to



UPVC SUDG CONSERVATORY

10'4" x 8'0" (3.16 x 2.45)

with radiator. Grey wood grain flooring. Two matching wall lights. Two double power points. UPVC SUDG French door to rear garden.



FIRST FLOOR LANDING

with inset ceiling spotlights. Loft access.

FRONT BEDROOM ONE

13'6" x 13'10" (4.14 x 4.23)

with triple aspect. Contemporary vertical radiator.



BEDROOM TWO TO FRONT

12'6" x 12'1" (max.) (3.83 x 3.69 (max.))

with radiator. Door to walk in wardrobe with fitted shelving.



BEDROOM THREE TO REAR

9'10" x 9'4" (3.02 x 2.85)

with built in double airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water with wireless digital programmer.



BATHROOM TO REAR

5'7" x 9'8" (1.72 x 2.96)

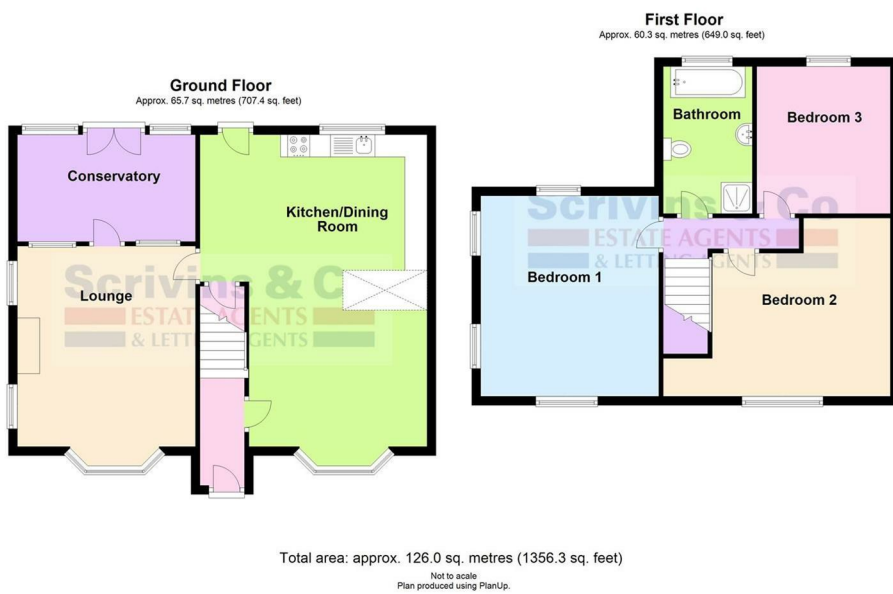
with white suite consisting panelled bath. Fully tiled quadrant corner shower cubicle with glazed shower doors. Pedestal wash hand basin. Low level WC. Contrasting fully tiled surrounds, including the flooring. Large mirror on the wall. Mirror fronted bathroom cabinet. Inset ceiling spotlights. Extractor fan. Heated towel rail.



OUTSIDE

the property is set back from the road screened behind a brick retaining wall and ornamental wrought iron railings with a decorative stone front forecourt. A timber gate offers access to the rear garden which his enclosed by a high brick retaining wall. The garden is principally hard landscaped in decorative stones with surrounding brick raised beds. Outside tap. Door to a brick built WC with lighting. Further door to a brick built store room with light, power and fitted shelving. The garden has a sunny aspect. A shared tarmac driveway leads to a timber garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	



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