

# Scrivins & Co

## ESTATE AGENTS & LETTING AGENTS

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**10 BARRIE ROAD, HINCKLEY, LE10 0QX**

**ASKING PRICE £180,000**

NO CHAIN. Attractive traditional bay fronted semi detached family home. Sought after and convenient non estate location within walking distance of ASDA, local schools, the town centre and with good access to major road links. Benefits from gas central heating, new combi boiler as at 2019 and UPVC SUDG. Offers open porch, entrance hall, through lounge dining room, kitchen, utility room/WC and UPVC SUDG conservatory. 3 bedrooms and refitted shower room. Driveway, ample room for an extension or garage (subject to Planning Permission). Front and enclosed rear garden with shed. Contact Agents to view.  
Carpets, curtains and light fittings included



**TENURE**  
FREEHOLD

### **ACCOMMODATION**

Open arch topped porch with original quarry tiled flooring and wall mounted coach lamp. UPVC SUDG front door with matching surrounds to

### **ENTRANCE HALLWAY**

with radiator. Telephone point. Digital programmer and thermostat for central heating and domestic hot water. Stairway to first floor. Door to useful understairs storage cupboard with fitted shelving, lighting and housing the meters. Wood and glazed door to

### **THROUGH LOUNGE DINING ROOM**

26'2" x 11'1" (7.98 x 3.39)

### **LOUNGE AREA TO FRONT**

with feature stone fireplace with raised slate hearth and mantle incorporating a living flame coal effect gas fire. Double panelled radiator. TV aerial point. Coving to ceiling. Two matching wall lights.



### **DINING AREA TO REAR**

with feature arch topped fireplace recess with concealed lighting. Double panelled radiator. Matching wall light. Coving to ceiling. Ornamental ceiling rose



### **KITCHEN TO REAR**

6'2" x 7'7" (1.89 x 2.33)

with a range of light oak fitted kitchen units consisting inset single drainer stainless steel sink unit with double base unit beneath. Further wood grain roll edged working surfaces. Tiled splashbacks. Wall mounted double cupboard unit. Appliance recess points. Cooker included. UPVC SUDG door to rear porch with terrazzo tiled flooring. UPVC SUDG door to the side of the property.

### **UPVC SUDG CONSERVATORY**

10'6" x 7'1" (3.22 x 2.18)

with terrazzo tiled flooring. Double power point. Wall light. UPVC SUDG door to rear garden

### **UTILITY ROOM/WC**

4'7" x 6'3" (1.41 x 1.93)

with terrazzo tiled flooring. White low level WC. Plumbing for automatic washing machine. Electric tubular heater.

### **FIRST FLOOR LANDING**

with loft access



### **BEDROOM ONE TO REAR**

12'5" x 11'1" (3.80 x 3.39)

with single panelled radiator. Overhead bedlight. Telephone point



### **BEDROOM TWO TO FRONT**

9'11" x 13'5" (3.04 x 4.09)

with single panelled radiator. Range of bedroom furniture in cream consisting one double wardrobe unit. Dressing table with drawers beneath, mirror and cupboards above. Radiator



### **BEDROOM THREE TO FRONT**

7'6" x 7'10" (2.29 x 2.40)

with single panelled radiator. Built in storage cupboard/wardrobe.



### **SHOWER ROOM TO REAR**

7'6" x 6'3" (2.31 x 1.91)

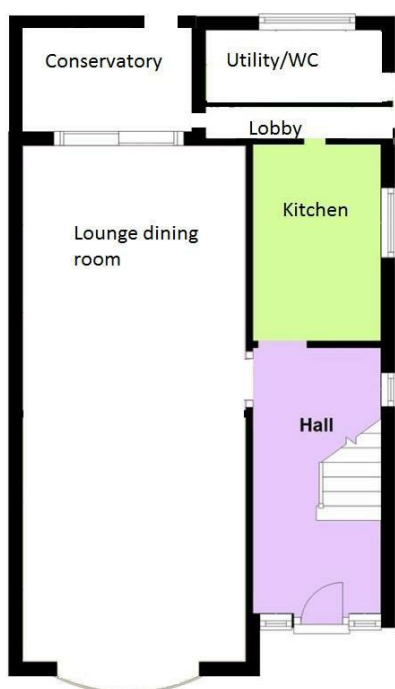
with white suite consisting fully tiled shower cubicle with glazed shower door. Pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds. Chrome heated towel rail. Shaver light. Door to airing cupboard housing the Ideal gas condensing combination boiler, new as of 2019, for central heating and domestic hot water



## OUTSIDE

The property is set back from the road, screened behind a brick retaining wall, the front garden being paved for easy maintenance with inset shrubs. A slabbed driveway leads down the side of the property offering ample car parking. There is ample room for a garage or extension (subject to Planning Permission). There is a fully fenced and enclosed rear garden, having a full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding beds and borders. Stoned patio. Timber shed to the side of the house





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		