

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

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78 BARRIE ROAD, HINCKLEY, LE10 0QX

OFFERS OVER £230,000

NO CHAIN Extended and refurbished traditional semi detached family home on a large plot. Sought after and convenient location within walking distance of the town centre, schools, ASDA superstore and good access to major road links. Immaculately presented including oak panelled interior doors, feature fireplaces, refitted kitchen and bathroom, reroofed, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, through lounge, dining room, kitchen and utility room/store room. 3 double bedrooms and bathroom. Driveway to front. Large rear garden with ample room for a garage/driveway. Viewing recommended. Carpets included.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to entrance porch with oak finish laminate wood strip flooring, overhead lighting. Oak panelled and glazed door leads to

ENTRANCE HALLWAY

with oak finish laminate wood strip flooring. Radiator. Telephone point. Built in double cloaks cupboard housing the electric meters. Stairway to first floor with white spindle balustrade. Oak panelled and glazed door leads to

THROUGH LOUNGE DINING ROOM

22'11" x 10'11" (7.00 x 3.35)

the dining area to front with radiator. TV aerial point. Coving to ceiling. UPVC SUDG bow window to front. Lounge area to rear with feature display fireplace. Radiator. Coving to ceiling. UPVC SUDG French doors to rear garden.

REFITTED KITCHEN TO REAR

9'1" x 10'7" (2.79 x 3.23)

with a range of gloss white fitted kitchen units consisting inset black single drainer resin sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting black roll edged working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Matching upstands. Further matching wall mounted cupboard units. Appliance recess points. Wall mounted Worcester gas condensing boiler for central heating and domestic hot water with wireless programmer. Oak finish laminate wood strip flooring. Radiator. UPVC SUDG door to

UTILITY ROOM/STORE ROOM

7'3" x 24'3" (2.21 x 7.40)

with plumbing for automatic washing machine, which has light and power. UPVC SUDG door to the front of the property and UPVC SUDG French doors to rear garden.

FIRST FLOOR LANDING

with white spindle balustrades. Loft access.

FRONT BEDROOM ONE

10'11" x 12'5" (3.35 x 3.79)

with radiator.



BEDROOM TWO TO REAR

10'2" x 10'9" (3.10 x 3.28)

with radiator



BEDROOM THREE TO FRONT

8'11" x 11'6" (2.72 x 3.53)

with built in double wardrobe. Storage cupboards. Radiator. TV aerial point.



REFITTED BATHROOM TO REAR

9'2" x 7'2" (2.81 x 2.20)

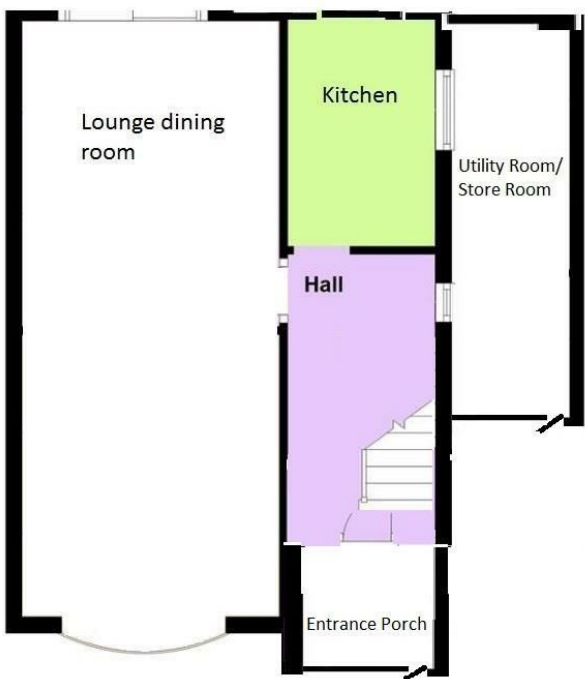
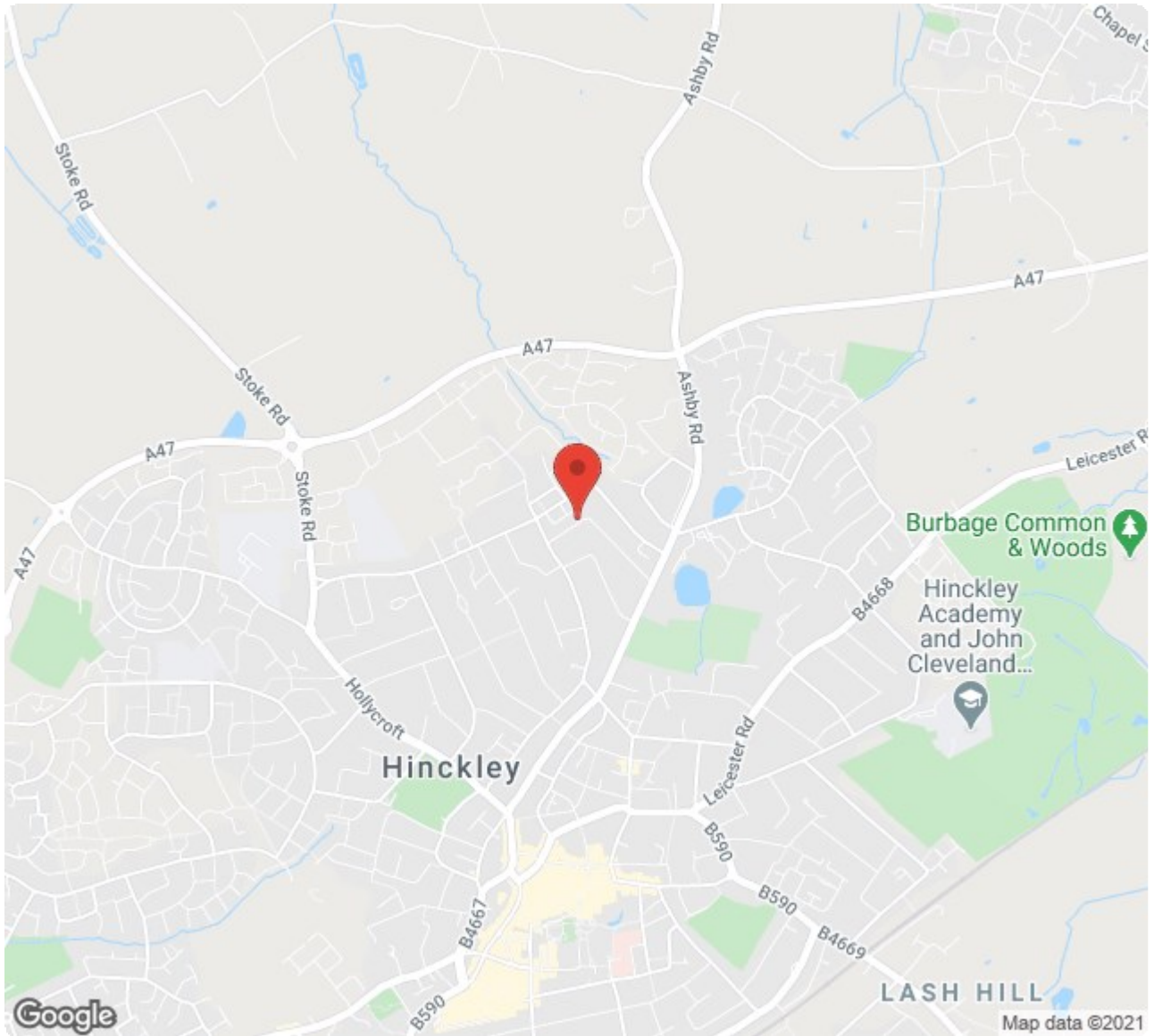
with white suite consisting panelled bath, mains shower unit above and glazed shower screen to side. Vanity sink unit with white drawers beneath. Low level WC. Laminate wood strip flooring. Radiator. Inset ceiling spotlights.



OUTSIDE

The property is set back from the road, screened behind post and rail fencing, having a full width paved driveway to front. Timber gate offers access to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding stoned borders. Two large stoned patio. Timber shed. To the top of the garden there is a potential vehicle/garage space from Netherley Road.





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			
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