

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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68 TEIGN BANK ROAD, HINCKLEY, LE10 0EE

ASKING PRICE £260,000

NO CHAIN. Attractive traditional detached bungalow on a large plot. Popular and convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentists, train and bus stations and good access to major road links. The property benefits from gas central heating, feature fireplace and UPVC SUDG. Offers entrance hallway, lounge dining room, kitchen and conservatory. Two double bedrooms (main with fitted wardrobes) and wet room with shower. Driveway to detached garage. Front and well kept large rear garden with shed & greenhouse. Ample room for an extension (subject to planning permission). Contact agents to view. Carpets, curtains and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMODATION

Wood and glazed interior door to:

ENTRANCE HALLWAY

Cupboard housing electric consumer unit, gas and electric meters. Double doors to a cloaks cupboard, double panel radiator and loft access. Wooden interior door to:

KITCHEN

14'11" x 7'8" (4.57 x 2.34)

Fitted kitchen with a range of floor standing cupboard units. Further matching wall mounted cupboards, one housing Ideal gas combination boiler for central heating and domestic hot water. Free standing gas oven with four ring gas hob. Plumbing for automatic washing machine and Hotpoint washing machine included. Inset stainless steel sink and drainer with mixer tap above and cupboard beneath, tiled splashbacks, appliance recess points, vinyl flooring and wood and glazed door to:

UPVC SUDG CONSERVATORY TO REAR

20'4" x 7'10" (6.20 x 2.39)

Power points, tiled flooring and UPVC SUDG door to rear garden.

LOUNGE

7'8" x 15'9" (2.34 x 4.81)

Feature fireplace incorporating gas fire with wooden hearth and surround. TV aerial point and two double panel radiators.

BEDROOM ONE TO FRONT

9'1" x 10'10" (2.77 x 3.32)

Mirror fronted sliding wardrobe and double panel radiator.

BEDROOM TWO TO FRONT

7'9" x 8'7" (2.38 x 2.62)

Double panel radiator.

REFITTED WET ROOM

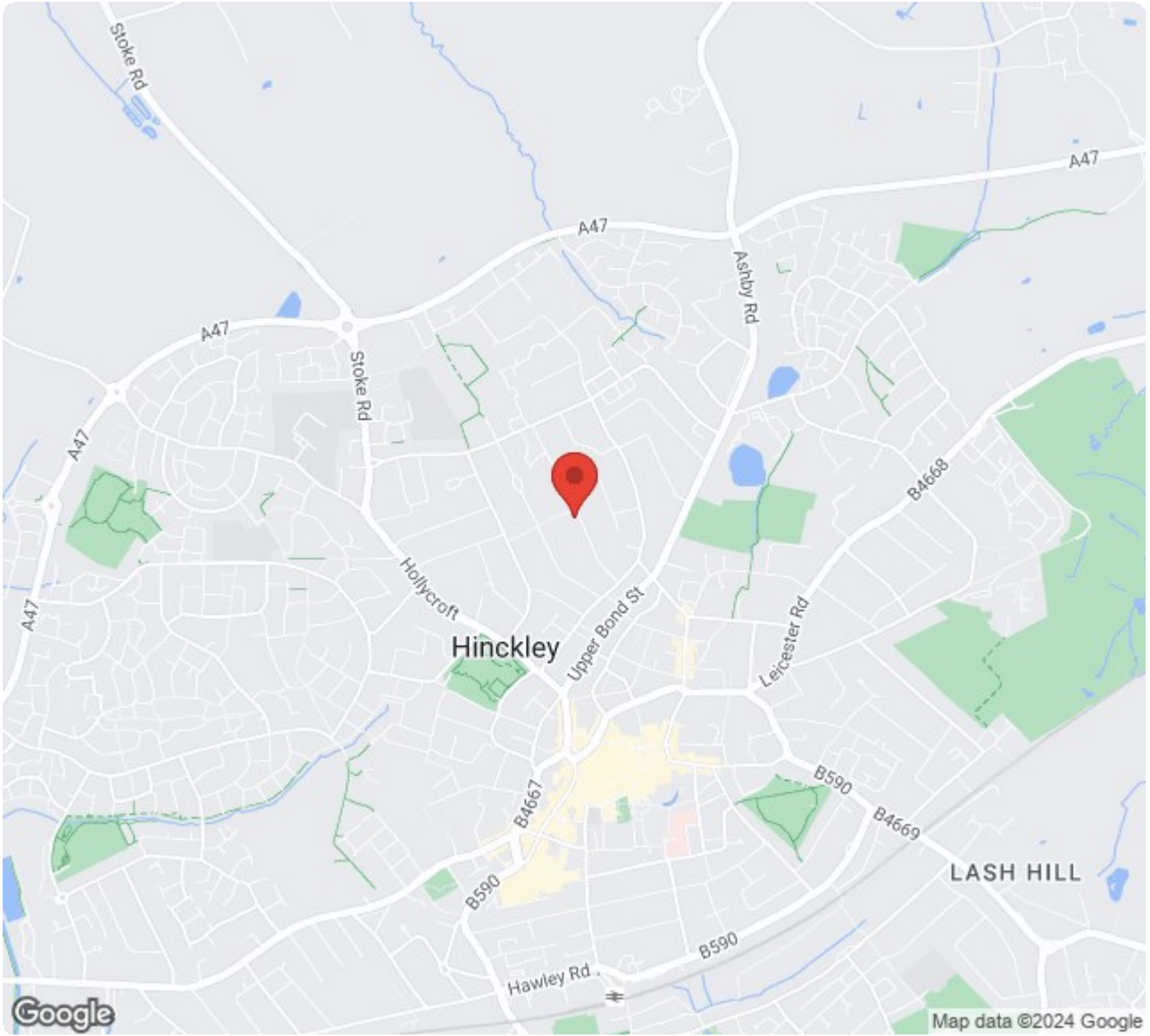
5'10" x 7'7" (1.79 x 2.33)

Walk in shower with glazed shower screen to side and electric Mira Shower. Pedestal wash hand basin and low level WC. Tiled surrounds, chrome heated towel rail, wall mounted mirror fronted cupboard and extractor fan.

OUTSIDE

The property is nicely situated, set well back from the road with a slabbed and stone driveway to front. Outside gas meter and brick store. Low level wrought iron gates and slabbed pathway lead to the fenced and enclosed rear garden. Detached brick built garage (3.00m x 6.13m) with up and over door to front and side pedestrian door, racking to ceiling, with light and power. Good sized rear garden with slabbed patio adjacent to the rear of the property. Remainder of the good sized rear garden is principally laid to lawn with surrounding well stocked and surrounding beds. Timber shed and a greenhouse.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		56	
(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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