

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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72 ST. MARTINS DRIVE, DESFORD, LE9 9GW

£245,000

NO CHAIN. Spacious Pegg built semi detached bungalow. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus services, public houses, open countryside and good access to major road links. Well presented and much improved including feature contemporary fireplace, coving, refitted wet room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hallway, lounge and breakfast kitchen. 3 bedrooms and wet room. Driveway to a tandem garage. Front and enclosed sunny rear garden. Contact agents to view. Carpets, curtains, light fittings, white goods, wardrobe and greenhouse included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Attractive UPVC SUDG and leaded front door with outside light to:

ENTRANCE HALLWAY

Single panel radiator, thermostat or central heating system, coving to ceiling and loft access. Wood panel and glazed door to:

REAR LOUNGE

14'10" x 11'0" (4.54 x 3.37)

Feature contemporary fireplace having beech finish surrounds raised black hearth and backing incorporating a stainless steel living flame, pebble effect electric fire. Radiator, TV aerial point, coving to ceiling and two matching wall lights.



BREAKFAST KITCHEN TO REAR

10'11" x 11'8" (3.33 x 3.56)

With a range of fitted kitchen units consisting inset single drainer stainless steel sink unit with cupboard beneath. Further matching floor mounted cupboard units and three drawer unit with contrasting roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points, electric cooker point and plumbing for automatic washing machine (white goods are included.) Extractor fan, coving to ceiling and radiator. Airing cupboard housing Worcester gas condensing combination boiler for central heating and domestic hot water (new 2017) UPVC SUDG door leading to the side of the property with outside lighting.



BEDROOM ONE TO FRONT

12'1" x 11'2" (3.69 x 3.41)

Range of bedroom furniture in white consisting two double and two single wardrobe units with matching chest of drawers. Radiator and coving to ceiling.



BEDROOM TWO TO FRONT

10'10" x 8'11" (3.32 x 2.72)

Range of pine bedroom furniture consisting one double and one single wardrobe unit with matching chest of drawers. Radiator and coving to ceiling.



BEDROOM THREE

8'9" x 7'7" (2.69 x 2.32)

Radiator and coving to ceiling.



REFITTED WET ROOM

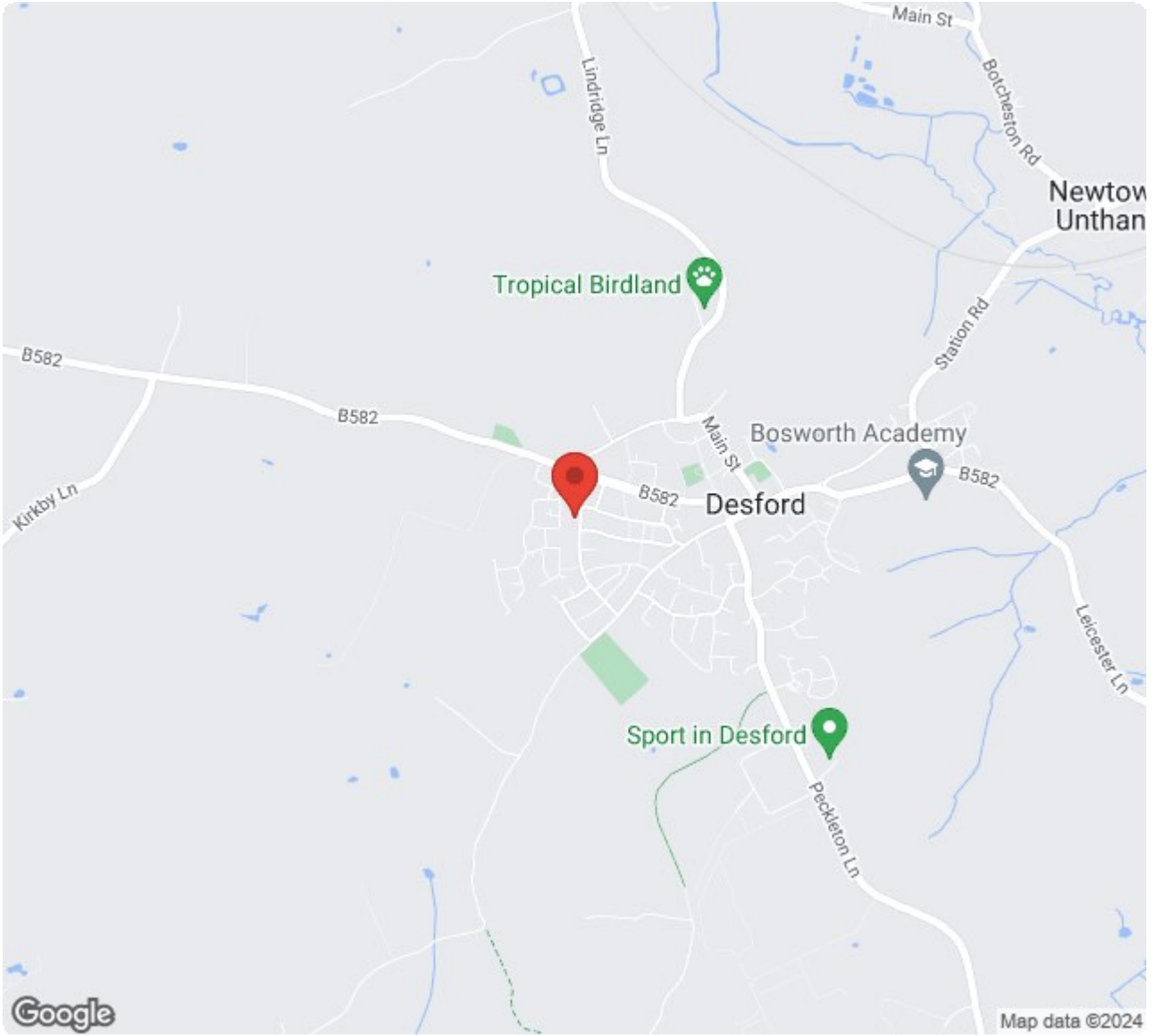
6'1" x 5'5" (1.86 x 1.67)

Fully tiled with white suite consisting walk in shower, wall mounted sink unit and low level WC. Radiator and mirror fronted bathroom cabinet.



OUTSIDE

The property is nicely situated set back from the road, screened behind picket fencing and mature hedging. Front garden principally laid to lawn with surrounding beds. A long slabbed driveway leads down the side of the property, through double wrought iron gates to a tandem brick built garage to rear 2.60 x 8.44 with up and over door to front, light, power, window and side pedestrian door. Attached to the rear of the property is a brick built garden store. Good sized 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 mainly laid to lawn. Outside tap and aluminium greenhouse. The garden has a sunny aspect.



Ground Floor



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		52	68
(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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