

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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3 ASHBY ROAD, HINCKLEY, LE10 1SG

OFFERS OVER £315,000

NO CHAIN. Individual traditional bay fronted detached bungalow on a good size plot. Sought after and highly convenient non estate location within walking distance of the town centre, the Crescent, local schools, doctors, dentist, train and bus stations, leisure centre, parks and with good access to major road links. immaculately presented and refurbished including white panelled interior doors, refitted kitchen and shower room, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch/UPVC SUDG conservatory, entrance hall, separate WC, lounge, breakfast kitchen with built in appliances, large UPVC SUDG conservatory/dining room with attached brick built storeroom. Three double bedrooms and shower room. Impressive frontage offers ample car/caravan parking and garage space. Enclosed sunny rear garden with covered patio to rear. Viewing recommended. New carpets included.



TENURE

Freehold

Council tax band C

ACCOMMODATION

UPVC SUDG double door to

LARGE ENTRANCE PORCH/ UPVC SUDG CONSERVATORY

8'5" x 13'1" (2.57 x 4.01)

With ceramic tiled flooring, ceiling mounted fan light, one wall light, UPVC SUDG door to



ENTRANCE HALLWAY

With single panelled radiator. Large loft access with extending aluminium ladder, partially boarded with lighting, window to side with ample room to create further accommodation subject to planning permission. Thermostat for central heating system. Attractive white panelled interior doors to all rooms.

REFITTED WC

With white suite, low level WC, wall mounted sink unit.

FRONT LOUNGE

11'8" x 15'9" (3.56 x 4.81)

With single panelled radiator, fitted meter cupboard.



REFITTED DINING KITCHEN TO REAR

14'5" max x 10'4" max (4.40 max x 3.16 max)

With fashionable range of gloss white fitted kitchen units with soft close doors consisting inset one and half bowl single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting Walnut roll edge working surfaces above, inset four ring ceramic hob unit, single fan assisted oven with grill beneath, tiled splashbacks. Further matching range of wall mounted cupboard units, one tall larder unit housing the gas condensing boiler for central heating and domestic hot water. Appliance recess points, plumbing for automatic washing machine, radiator. Door to



STORE ROOM/ BOILER ROOM

Housing the lagged copper cylinder fitted immersion heater for supplementary domestic hot water and digital programmer for central heating and domestic hot water. With fitted shelving and lighting. UPVC SUDG door to

LARGE UPVC SUDG CONSERVATORY/ DINING ROOM

27'8" x 8'10" (8.45 x 2.71)

With three matching wall lights, four double power points, plumbing for automatic washing machine, UPVC SUDG French doors to the side of the property. UPVC SUDG sliding patio doors to a covered patio. UPVC SUDG door to



BRICK BUILT STORE ROOM/ GARDEN STORE

11'11" x 5'6" (3.65 x 1.69)

With lighting.

BEDROOM ONE TO FRONT

11'5" x 11'5" (3.50 x 3.48)

With radiator.



BEDROOM TWO

11'11" x 11'7" (3.64 x 3.55)

With radiator.



BEDROOM THREE TO REAR

11'5" x 10'11" (3.49 x 3.34)

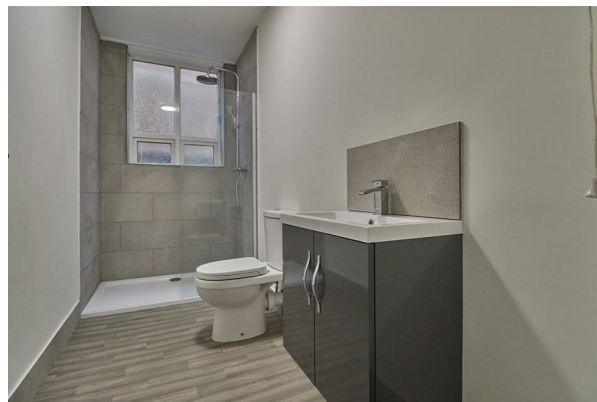
With single panelled radiator.



REFITTED SHOWER ROOM

4'5" x 11'5" (1.37 x 3.49)

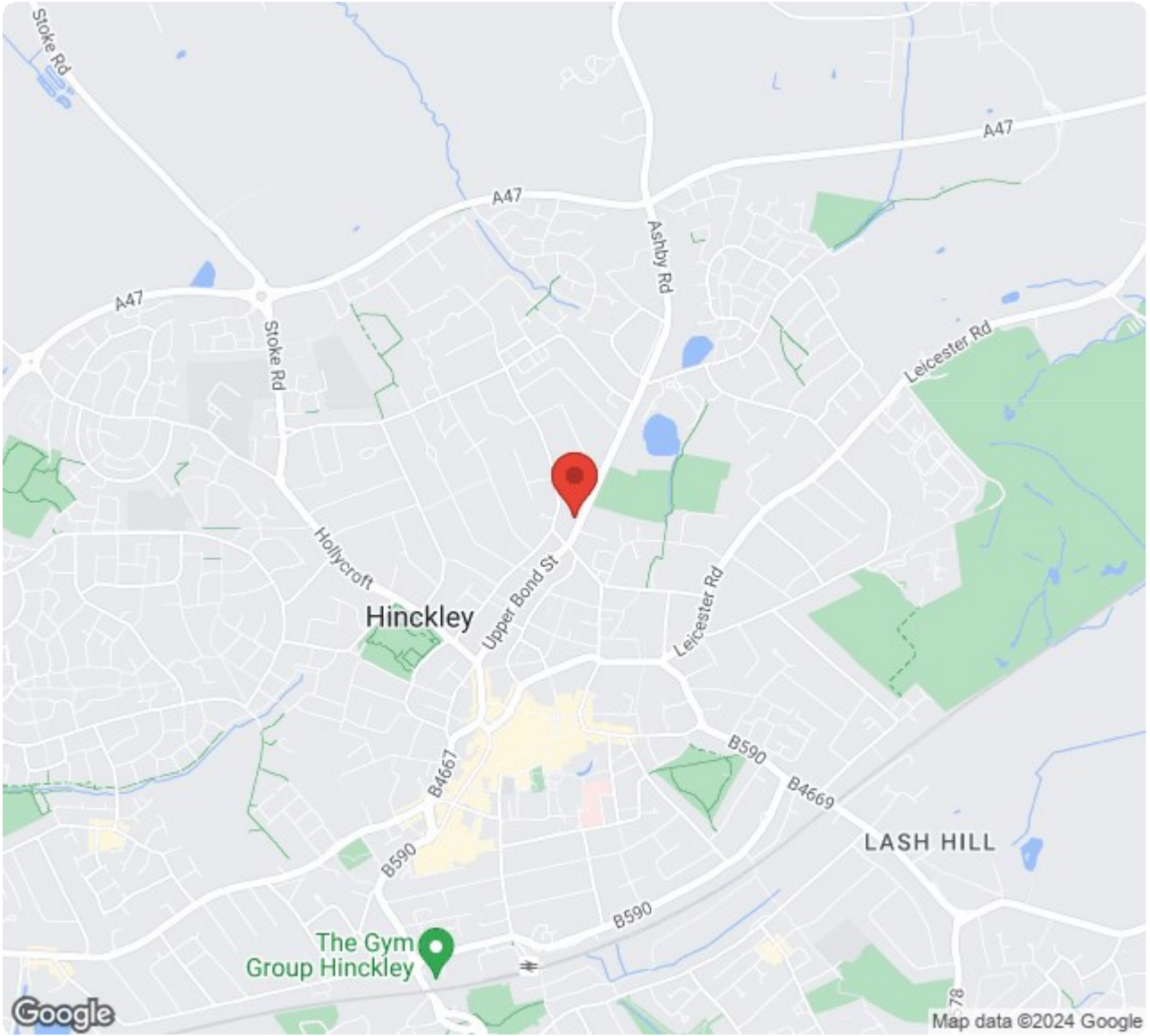
With white suite consisting fully tiled walk in double shower, glazed shower screen, rain shower above. Vanity sink unit with gloss grey double cupboard beneath, low level WC, chrome heated towel rail.



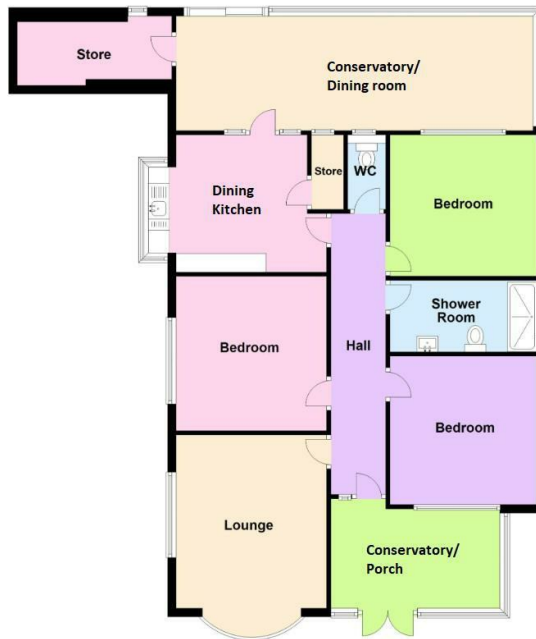
OUTSIDE

The property is nicely situated, set well back from the road, screened behind a brick retaining wall having a full width tarmacadam and paved driveway to front offering extensive car or caravan parking leading down the side of the property offering further car parking. A timber gate and slabbed pathway lead down the right hand side of the property to the fully fenced and enclosed rear garden. Having a covered patio adjacent to the rear of the property with outside tap. Beyond which is a full width slabbed patio. Beyond which the garden is principally laid to lawn with surrounding beds. 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			
(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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