

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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27 BRASCOTE ROAD, HINCKLEY, LE10 0YE

OFFERS OVER £350,000

Impressive modern Jelson built detached bungalow on a good sized sunny plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, bus service, parks and good access to the town centre and major road links. Immaculately presented and refurbished including white panelled interior doors, wooden/porcelain tiled flooring, coving, feature fireplace, modern kitchen and bathroom, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers open porch, entrance hallway, lounge dining room, large UPVC SUDG conservatory and kitchen. Two double bedrooms (main with en suite shower room) and bathroom. Wide driveway offers ample car parking, leading to single garage. good sized sunny rear garden with summerhouse. Viewing highly recommended. Carpets, blinds, curtains and summerhouse included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C

ACCOMMODATION

Open arch topped canopy porch with quarry tiled flooring and overhead spotlight. Attractive composite panelled SUDG and leaded front door to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring, radiator with surrounding ornamental radiator cover, coving to ceiling, keypad for burglar alarm system and thermostat for central heating system. Loft access with extending aluminium ladder (loft is partially boarded with lighting). Attractive white six panel interior doors lead to:



THROUGH LOUNGE DINING ROOM TO REAR

22'2" x 13'8" (6.76 x 4.18)

Feature fireplace having ornamental white wood surround, raised marble hearth and backing incorporating a glowing coal effect electric fire. Two double panel radiators, oak finish laminate wood strip flooring, coving to ceiling, TV aerial point and UPVC SUDG French doors lead to:



LARGE UPVC SUDG CONSERVATORY

20'5" x 9'4" (6.24 x 2.87)

Porcelain tiled flooring, double panel radiator, two double power points, TV aerial point and inset ceiling spotlights. UPVC SUDG tinted roof. Conservatory blinds included. UPVC SUDG French doors leading to the rear garden.



FITTED KITCHEN TO FRONT

10'5" x 9'11" (3.19 x 3.04)

Range of cream fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. contrasting wood grain roll edge working surfaces above and tiled splashbacks. Further matching range of wall mounted cupboard units and one tall larder unit. Appliance recess points with Leisure gas cooker included with integrated extractor fan above. Concealed lighting over the working surfaces, plumbing for automatic washing machine. Integrated dishwasher and fridge freezer. Radiator and composite panel and SUDG door to the side of the property.



L SHAPED REAR BEDROOM ONE

15'7" max x 10'9" (4.75 max x 3.29)

Range of fitted bedroom furniture consisting four double wardrobe units, two matching bedside cabinets and radiator. Power point and TV aerial point for wall mounted flat screen TV. Coving to ceiling and UPVC SUDG French doors to the rear garden. Door to:



EN SUITE SHOWER ROOM

5'1" x 6'0" (1.57 x 1.84)

White suite consisting of a fully tiled walk in shower with glazed shower screen, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds including the flooring, chrome heated towel rail, extractor fan, shaver point, inset ceiling spotlights and wall mounted mirror fronted bathroom cabinet included.



BEDROOM TWO TO FRONT

10'0" x 12'8" (3.05 x 3.88)

Range of fitted bedroom furniture consisting two double wardrobe units. Radiator with ornamental surrounding radiator cover, coving to ceiling and UPVC SUDG and leaded bow window to front.



BATHROOM TO FRONT

7'1" x 8'2" (2.17 x 2.50)

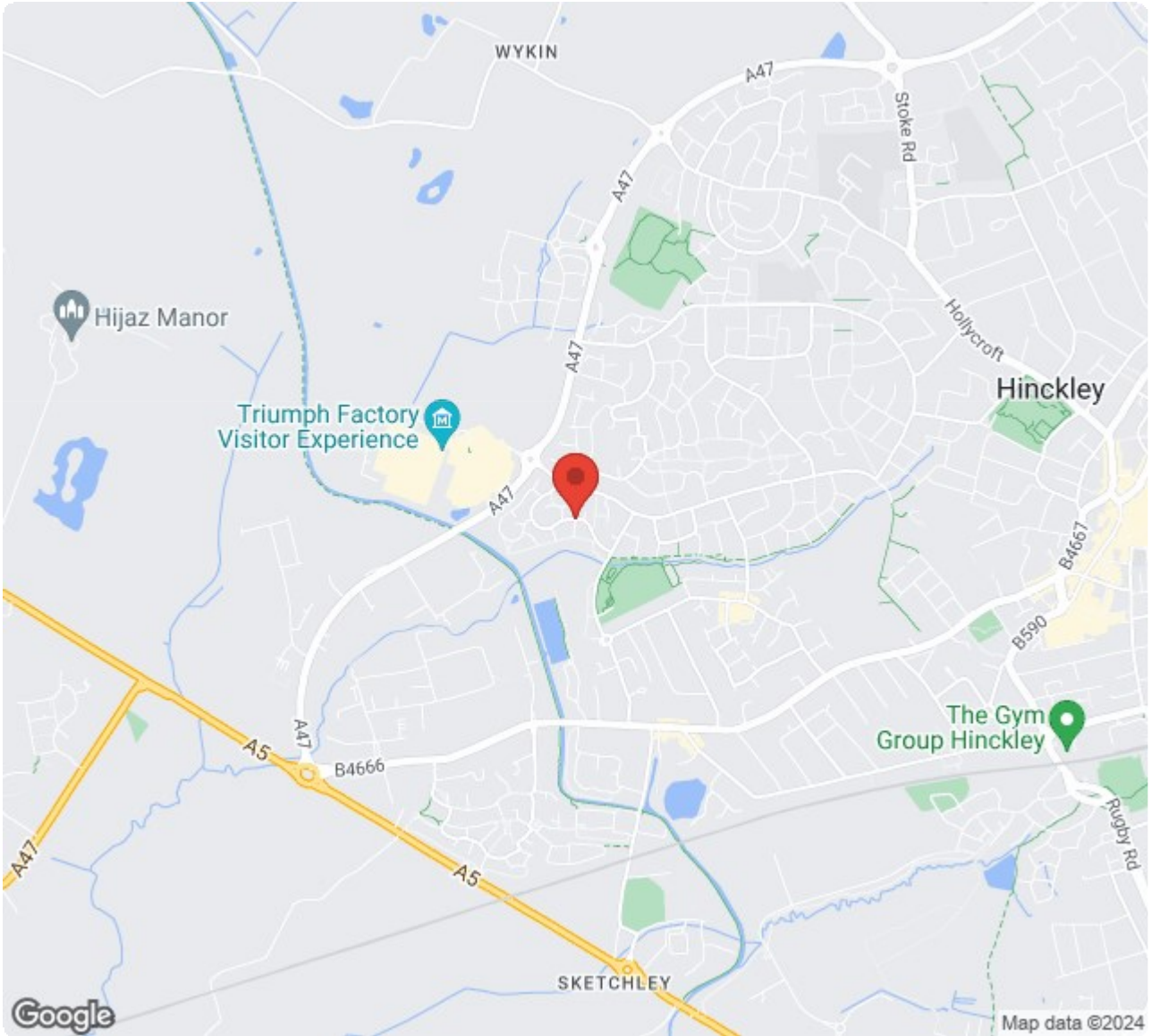
White suite consisting of a double ended panelled bath with mixer tap and shower attachment above, pedestal wash hand basin with illuminated mirror above and low level WC. Contrasting tiled surrounds including the flooring, chrome heated towel rail, coving to ceiling, extractor fan and inset ceiling spotlights. Door to the airing cupboard housing the Vaillant gas condensing combination boiler for central heating and domestic hot water.



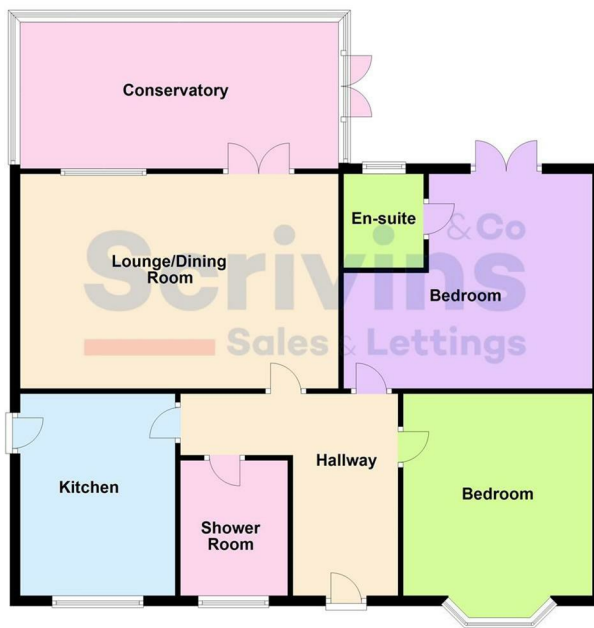
OUTSIDE

The property is nicely situated set back from the road having a full width Tarmacadam driveway to front offering ample car parking. Leading to the single brick built garage 2.50m x 5.10m with electric roller shutter to front. The garage has light, power, fitted shelving, work bench and a pitched roof offering additional storage. double ornamental wrought iron gates offer wide access between the garage and the bungalow with potential further car/caravan parking space. Slabbed pathway leads to the good sized fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding beds. To the top of the garden is a timber summerhouse. Outside tap and lighting. The garden has a sunny aspect.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(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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