

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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60 KIRKBY ROAD, DESFORD, LE9 9JG

OFFERS OVER £225,000

NO CHAIN. Spacious modern semi detached family home on a good size plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, open countryside, takeaways, public houses and with good access to major road links. Well presented and refurbished including white panelled interior doors, feature contemporary fireplace, modern fitted kitchen and shower room, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, lounge, dining room and kitchen. Three bedrooms and shower room. Wide driveway and well kept front and enclosed rear gardens with brick garden store and two sheds. Viewing recommended, new carpets and blinds included.



TENURE
FREEHOLD

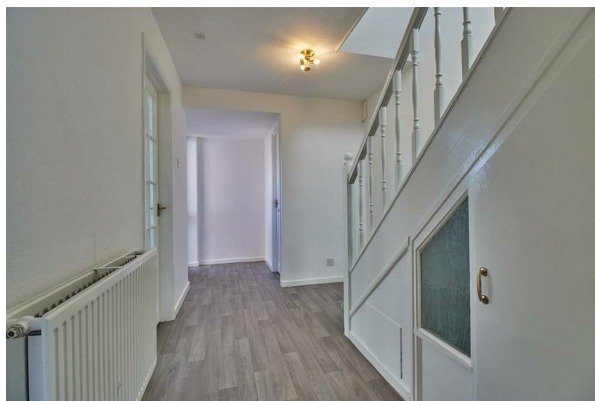
COUNCIL TAX BAND - C

ACCOMMODATION

Attractive UPVC SUDG front door with outside light to:

ENTRANCE HALLWAY

Double panel radiator, thermostat for central heating system and stairway to first floor with white spindle balustrade and useful understairs cupboard beneath housing the gas meter. Attractive white six panel interior door to:



SEPARATE WC

White suite consisting low level WC and wall mounted wash hand basin with tiled splashbacks. Wall light and wall mounted consumer unit.

FRONT LOUNGE

11'9" x 12'11" (3.60 x 3.96)

Feature contemporary fireplace having ornamental oak surround, raised marble hearth and backing incorporating living flame coal effect gas fire. Radiator and TV aerial point. Feature archway leads to:



DINING ROOM TO REAR

10'3" x 8'11" (3.13 x 2.73)

Four matching spotlights and radiator.



FITTED KITCHEN TO REAR

9'10" x 10'8" (3.00 x 3.26)

Range of matt cream fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and three drawer unit with contrasting black roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units including two display units with glazed doors and integrated extractor hood. Appliance recess points, plumbing for automatic washing machine and cooker included. Integrated larder fridge and freezer. Matching double doors lead to a cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water with programmer, and also houses the water meter. Kick panel heater and UPVC SUDG door leading to the rear garden.

FIRST FLOOR LANDING

White spindle balustrade and loft access.

FRONT BEDROOM ONE

11'10" x 10'4" (3.63 x 3.16)

Range of fitted bedroom furniture in walnut finish consisting of two double and one single wardrobes and further matching double airing cupboard housing lagged cylinder with immersion heater for supplementary domestic hot water. Double panel radiator.



BEDROOM TWO TO REAR

12'9" x 9'1" (3.90 x 2.77)

Built in single wardrobe and double panel radiator.



BEDROOM THREE TO FRONT

10'0" x 7'1" (3.05 x 2.17)

Built in wardrobe and radiator.



SHOWER ROOM TO REAR

7'3" x 5'6" (2.22 x 1.68)

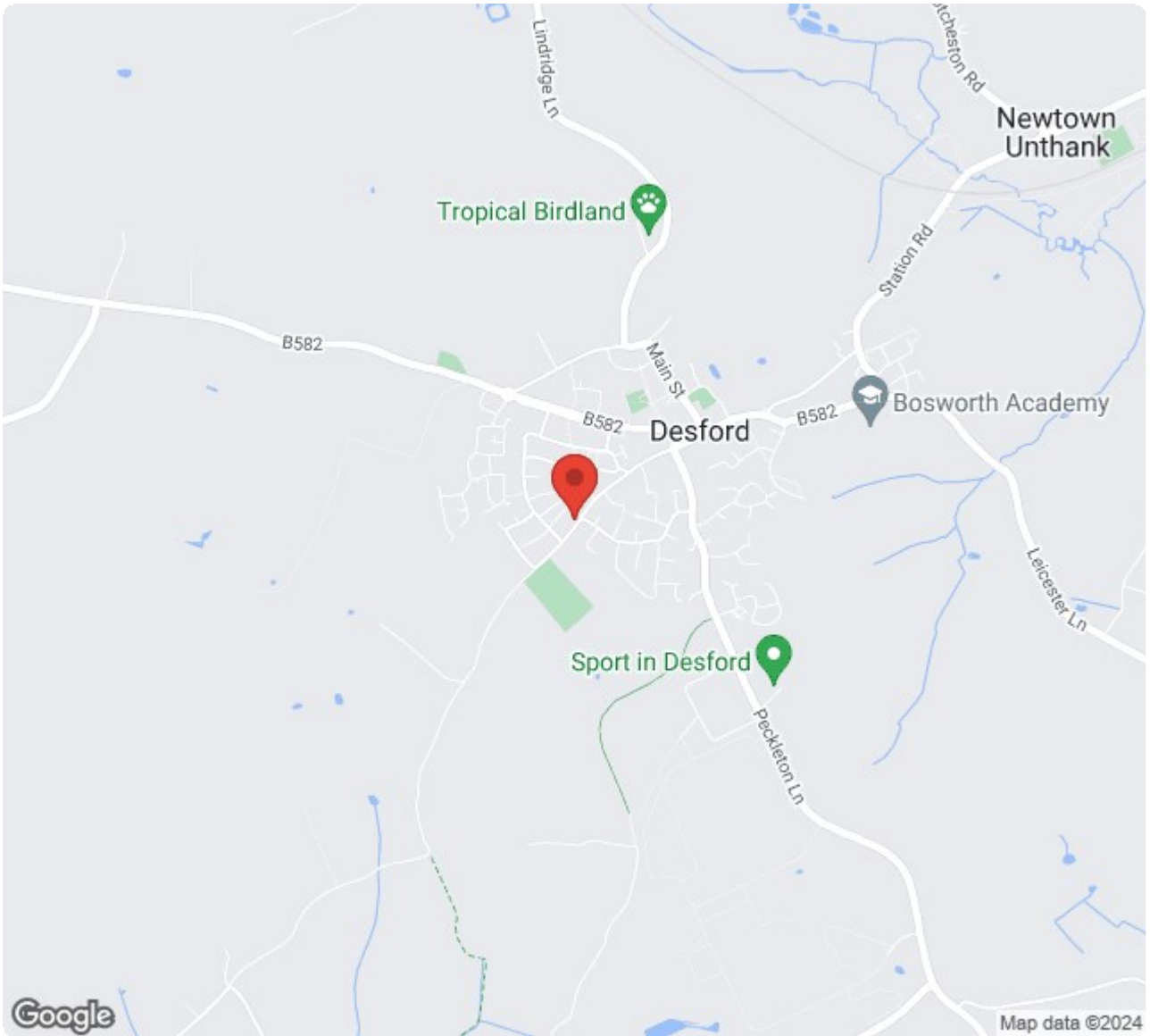
White suite consisting fully tiled double shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds, wall mounted mirror fronted bathroom cabinet, oak finish laminate wood strip flooring and double panel radiator.



OUTSIDE

The property is set well back from the road having a central Tarmacadam driveway with surrounding lawned gardens and well stocked beds and borders. A timber gate and wide slabbed entry with surrounding borders leads to the good sized fully fenced and enclosed rear garden. Which is principally paved for easy maintenance with surrounding low retaining walls. To the top of the garden is a well stocked rockery and beds. Two timber sheds and brick built garden store with light and power. Outside tap and lighting.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(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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