

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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80 WESTFIELD ROAD, HINCKLEY, LE10 0LU

£260,000

NO CHAIN. Attractive traditional double bay fronted detached bungalow of character on a large plot. Popular and convenient location within walking distance of the town centre, The Crescent, Westfield Junior school, doctors, dentists, train and bus stations and with good access to major road links. In need of modernisation, benefitting from gas central heating and UPVC SUDG. Offers entrance hall, lounge with open fireplace and kitchen with pantry. Two double bedrooms and bathroom. Driveway to garage. Front and large sunny rear garden. Ample room for further development (subject to planning permission) Contact agent to view. Carpets included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C

ACCOMMODTION

Double glazed double doors to:

ENTRANCE PORCH

Quarry tiled flooring and original wood panel and glazed door leads to:

T SHAPED ENTRANCE HALLWAY

Original oak stripped flooring, picture rail, built in double cloaks cupboard and original wood panel interior doors to:

FRONT LOUNGE

8'1" x 14'2" (2.47 x 4.32)

Feature open fireplace, original stripped pine flooring, three radiators and original picture rail.

KITCHEN TO REAR

11'10" x 7'5" (3.62 x 2.27)

Single drainer stainless steel sink unit with cupboard and drawers beneath. Further wall mounted double cupboard. Appliance recess points, gas cooker point and plumbing for automatic washing machine. White goods are included. Quarry tiled flooring, radiator and wall mounted Worcester gas condensing boiler for central heating and domestic hot water with digital programmer. Door to walk in pantry with quarry tiled flooring, a thrawl, fitted shelving, lighting and housing electric meter. Wood and glazed door leading to the rear garden.

FRONT BEDROOM ONE

11'3" x 14'2" (3.45 x 4.33)

Feature original open fireplace, stripped pine flooring, three radiators and picture rail.



BEDROOM TWO TO REAR

10'4" x 11'0" (3.16 x 3.36)

Fitted wardrobes the full width of one wall consisting two double wardrobes and dressing table with cupboards above. Radiator and original stripped flooring.



BATHROOM

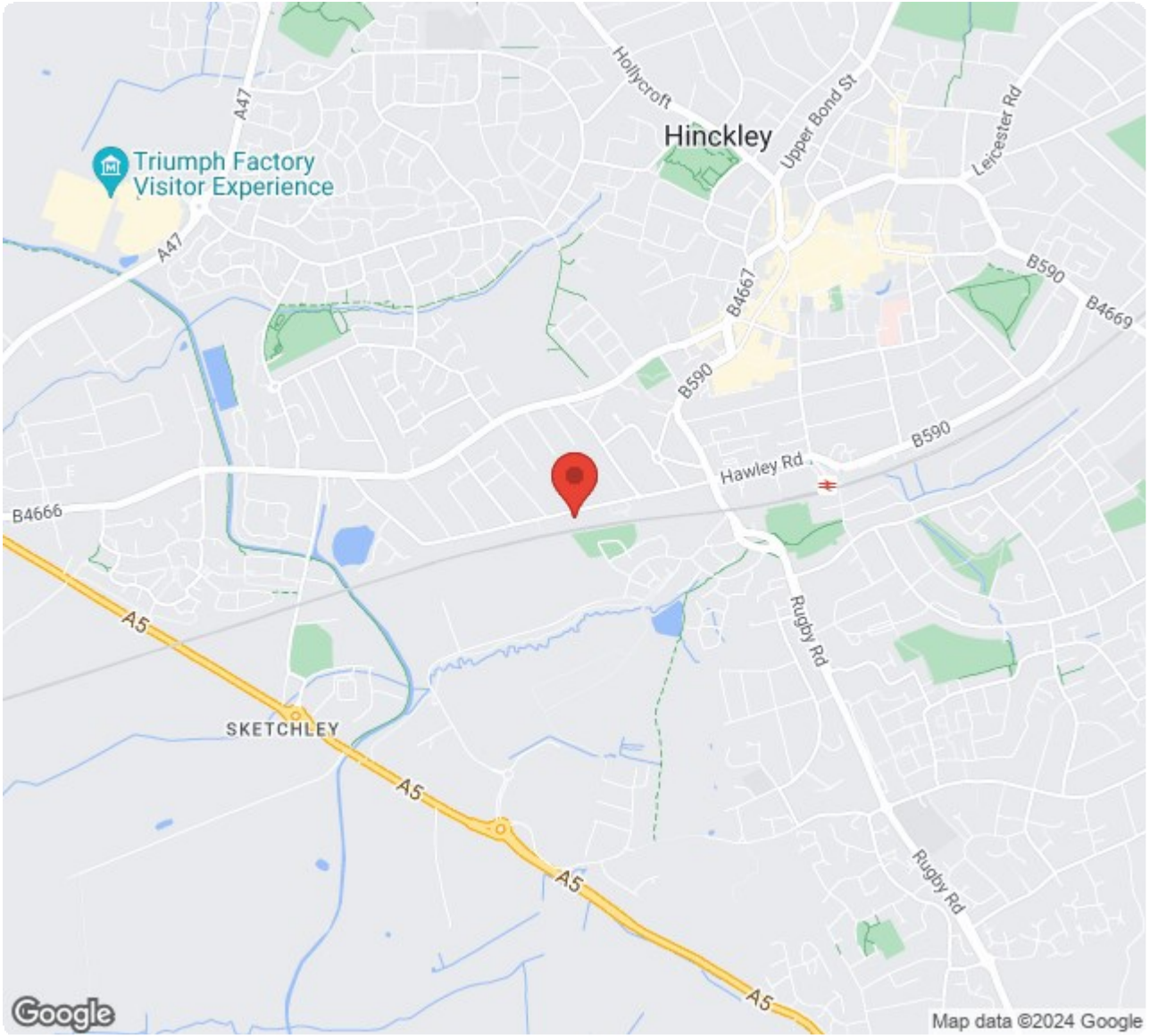
7'6" x 7'2" (2.31 x 2.20)

White suite consisting panelled bath, pedestal wash hand basin and low level WC. Contrasting half tiled surrounds, radiator and airing cupboard housing lagged copper tank with fitted immersion heater for supplementary and domestic hot water. Loft access with extending aluminium ladder.

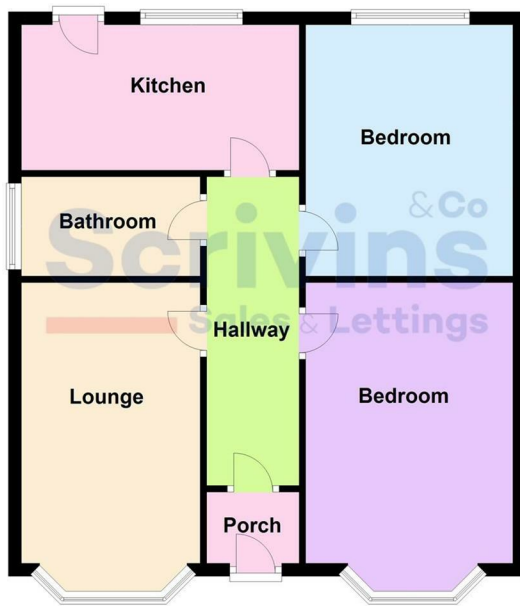
OUTSIDE

The property is set back from the road, screened behind a privet hedge. The front garden is principally laid to lawn with Tarmac driveway leading down the side of the property to a detached sectional concrete garage. A timber gate offers access to a large rear garden enclosed by panel fencing and hedging, having a slabbed patio adjacent to the rear of the property. 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			67
(39-54) E		37	
(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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