

# Scrivins & Co

## Sales & Lettings

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

**£229,950**

NO CHAIN. Extended pegg built semi detached bungalow. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses, takeaways, parks, open countryside and good access to major road links. Freshly decorated throughout to include new laminate woodstrip flooring in hallway & kitchen and new carpets in the bedrooms. Benefits from feature contemporary fireplace, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and facias. Spacious accommodation offers entrance hallway, extended lounge dining room with French doors, fitted breakfast kitchen and rear porch. 2 double bedrooms (main with fitted wardrobes) and bathroom with shower. Driveway to a detached garage. Front and enclosed sunny rear garden. Contact agents to view. Carpets, curtains, blinds and light fittings included.



## TENURE

Freehold

Council tax band B

## ACCOMMODATION

UPVC SUDG front door with outside security light to

### 'L' SHAPED ENTRANCE HALLWAY

With laminate wood strip flooring, double panelled radiator, loft access, thermostat for central heating system. Wooden glazed door to

### EXTENDED REAR LOUNGE DINING ROOM

11'0" x 21'4" (3.37 x 6.51)

With feature contemporary marble fireplace incorporating a living flame coal effect gas fire, double panelled radiator, TV aerial point, two matching wall lights, UPVC SUDG French doors leading to the rear garden.

### BREAKFAST KITCHEN TO REAR

10'10" x 11'8" (3.31 x 3.58)

With a range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above, double base unit beneath. Further matching floor mounted cupboard units, drawers and wine rack. Contrasting roll edge working surfaces above with inset four ring gas hob unit, integrated extractor above, tiled splashbacks. Further matching wall mounted cupboard units including one display cupboard, one tall larder unit. Integrated gas oven. Appliance recess points, plumbing for automatic washing machine, double panelled radiator, laminate grey wood flooring. Two silver LED spot lights. Wall mounted Worcester gas boiler for central heating and domestic hot water with digital programmer. Further airing cupboard housing lagged copper cylinder fitted immersion heater for supplementary domestic hot water. Further cupboard housing the electric meter and consumer unit. White wood panelled and glazed door to

### REAR PORCH

With quarry tiled flooring, UPVC SUDG stable door to rear garden.

### FRONT BEDROOM ONE

10'11" x 11'6" (3.33 x 3.52)

With a range of fitted bedroom furniture consisting two double wardrobe units, bridge of cupboard above the bed head and dressing table with illuminate mirror above. Double panelled radiator. New fitted grey carpet.

### BEDROOM TWO TO FRONT

12'0" x 11'0" (3.68 x 3.37)

New fitted grey carpet. Double panelled radiator.

### BATHROOM

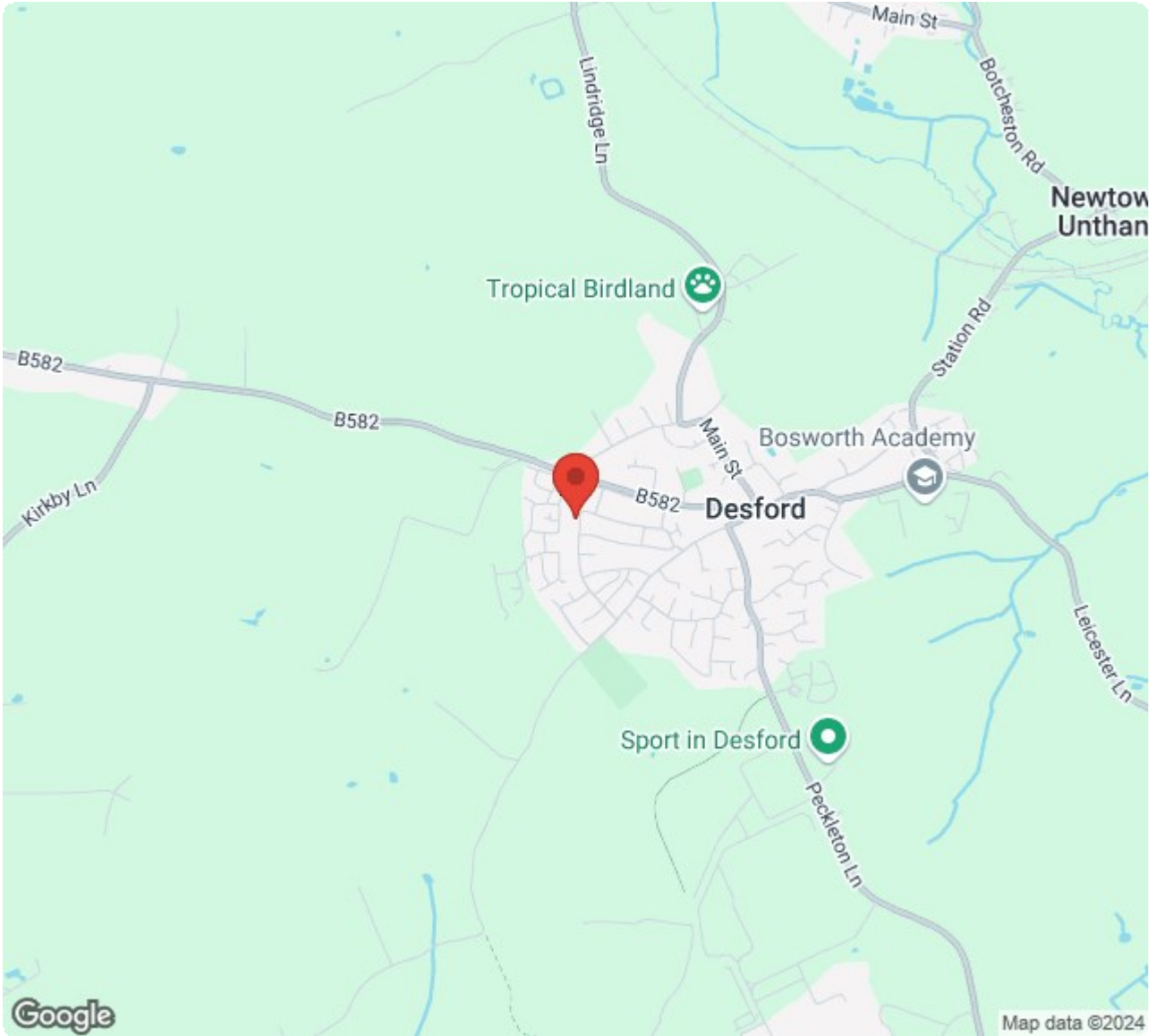
7'1" x 5'6" (2.17 x 1.69)

With white suite consisting panelled bath with electric shower unit above and glazed shower screen to side. Pedestal wash hand basin, low level WC, contrasting fully tiled surrounds including the flooring, wall mounted mirror fronted bathroom cabinet, radiator, extractor fan.

### OUTSIDE

The property is set back from the road with the front garden principally paved for easy maintenance with inset shrub. A slabbed driveway leads down the side of the property leading through double timber gates to a detached sectional concrete garage. With up and over door to front, side pedestrian door, light and power. There is a fully fenced and enclosed rear garden which has a full width slabbed pathway adjacent to the rear of the property with coloured veranda and outside tap. Beyond which the garden is principally laid to lawn with surrounding beds and borders. There is an aluminium greenhouse. The garden has a sunny aspect.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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