

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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19 KINTYRE CLOSE, HINCKLEY, LE10 0SP

£270,000

NO CHAIN. A spacious modern Jenson built detached bungalow on a large plot. A sought after area, convenient cul de sac location, within walking distance of a parade of shops, doctors surgery, schools, parks, bus services, town centre and good access to major road links. Benefiting from, gas central heating UPVC and SUDG fascias and soffits. Offering entrance hall, lounge with feature fireplace and fitted dining kitchen. Two double bedrooms (both with fitted wardrobes) and shower room. Long driveway leads to a single brick built garage. Front and large sunny rear garden. Contact agent to view. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax = D

ACCOMMODATION

UPVC SUDG door leads to

ENTRANCE PORCH

With Terrazzo tiled flooring, overhead lighting. Further wood panelled glazed door with matching side panel leads to

L-SHAPED ENTRANCE HALLWAY

With laminate wood strip flooring, radiator, fitted meter cupboard. Thermostat for central heating system, coving to ceiling, door to a coat cupboard. Loft access with extending aluminium ladder. Wooden glazed door leads to

REAR LOUNGE

11'2" x 21'6" (3.41 x 6.57)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing, incorporating living flame coal effect gas fire. Laminate wood strip flooring, radiator, TV aerial lead, coving to ceiling.



DINING KITCHEN TO REAR

11'3" x 14'4" (3.44 x 4.39)

With a range of medium oak fitted kitchen units consisting inset one and half bowls single drainer, stainless steel sink with mixer tap above, double base unit beneath. Further matching floor mounted cupboard units and doors. Contrasting marble finish roll edge working surfaces above with inset four ring ceramic hob unit. Tiled splashbacks, further matching wall mounted cupboard units. Doors to an integrated fan assisted oven with grill. Appliance recess points, plumbing for washing machine and dishwasher. Ceramic tiled flooring, radiator, door to a pantry with ceramic tiled flooring, fitted shelving, power points and a wall mounted gas condensing boiler for central heating and domestic hot water. UPVC SUDG doors to the side of the property.



FRONT BEDROOM ONE

11'2" x 13'8" (3.42 x 4.19)

Built-in triple slide wardrobes with middle glazed door to front, laminate wood strip flooring, radiator, coving to ceiling.



BEDROOM TWO TO FRONT

10'0" x 11'3" (3.06 x 3.45)

Fitted wardrobes in white, consisting two double wardrobe units and chest of drawers beneath, cupboards above. Central vanity units with drawer and mirror and lighting above. Radiator, coving to ceiling.



SHOWER ROOM

6'11" x 8'2" (2.11 x 2.51)

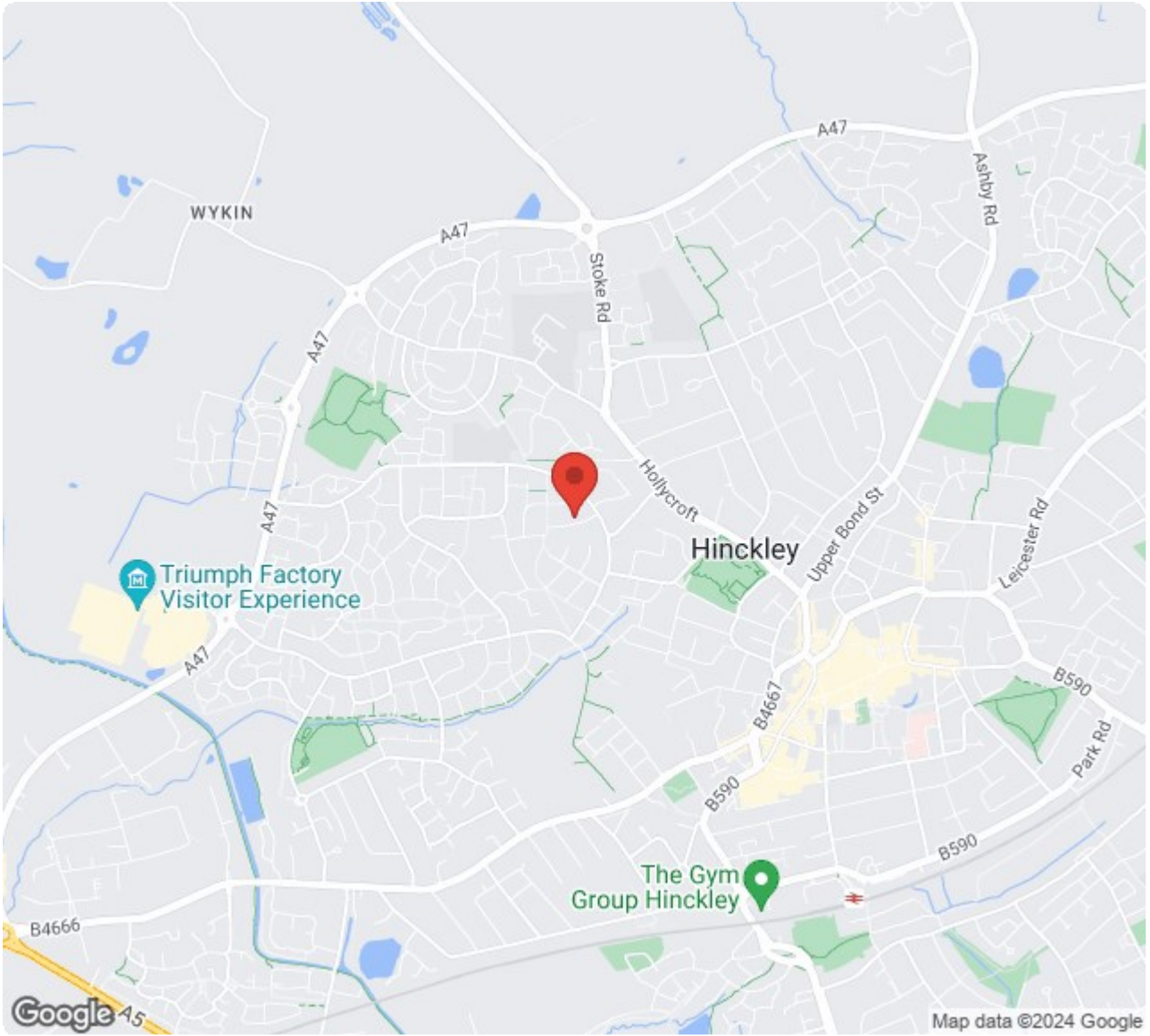
With white suite consisting of fully tiled shower cubicle, with glazed shower door. Pedestal wash hand basin, low level WC, contrasting fully tiled surrounds, including the floor. Radiator, heated towel rail and extractor fan. Door to the airing cupboard housing a lagged copper cylinder for domestic hot water, also houses the digital programmer for central heating and domestic hot water.



OUTSIDE

The property is nicely situated in a cul de sac set back from the road. The front garden is principally laid to lawn with surrounding beds. The tarmac driveway leads down the side of property to a detached brick built garage (2.89m x 5.79m). With an electric up and over door to front, side pedestrian door and window, also a work bench and shelving, with light and power. Timber gate offers access to a good sized fenced and enclosed rear garden. Slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn, with surrounding beds and borders, also an outside tap. Timber shed and taps at the back of the garden. Further timber shed at the top of the garden. 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		67	
(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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