

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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22 RIBBLESDALE AVENUE, HINCKLEY, LE10 1SY

OFFERS OVER £235,000

Modern semi detached bungalow in a sought after and convenient location close to Asda supermarket. Immaculately presented including fitted kitchen and bathroom, GCH and UPVC SUDG. Offers front porch, lounge and breakfast kitchen, 2 bedrooms and shower room. Front and enclosed rear gardens with brick garage on block to rear. Viewing highly recommended. Carpets and curtains included. White goods included.



TENURE

Freehold

Council tax band B

ACCOMODATION

Attractive UPVC SUDG front door to entrance porch with tiled flooring, wooden cupboard housing the electric meter and RCD consumer unit, wall mounted light, coat hanging hooks, panel door to

HALLWAY

With smoke alarm, loft access, internet point, glazed door to

LOUNGE

14'4" x 11'11" (4.37 x 3.64)

With double panelled radiator, TV aerial point, feature fireplace with marble hearth and backing, timber mantel and electric fire. Glazed door to

KITCHEN

9'11" x 9'11" (3.04 x 3.03)

With tiled flooring a range of beechwood floor standing cupboard units with stone effect roll edge worktops, single stainless steel drainer sink with chrome mixer tap. Freestanding Beko electric oven and hob, tiled splashbacks, further matching range of wall hung units, wall hung Gloworm energy 25C combination boiler for domestic hot water and gas central heating. Wall panel radiator, SUDG door to rear garden, further door to

FRONT BEDROOM ONE

10'0" x 11'10" (3.06 x 3.63)

With double panelled radiator, door to



REAR BEDROOM TWO

6'11" x 9'10" (2.11 x 3.01)

With single panelled radiator, door to



SHOWER ROOM

6'11" x 5'5" (2.13 x 1.67)

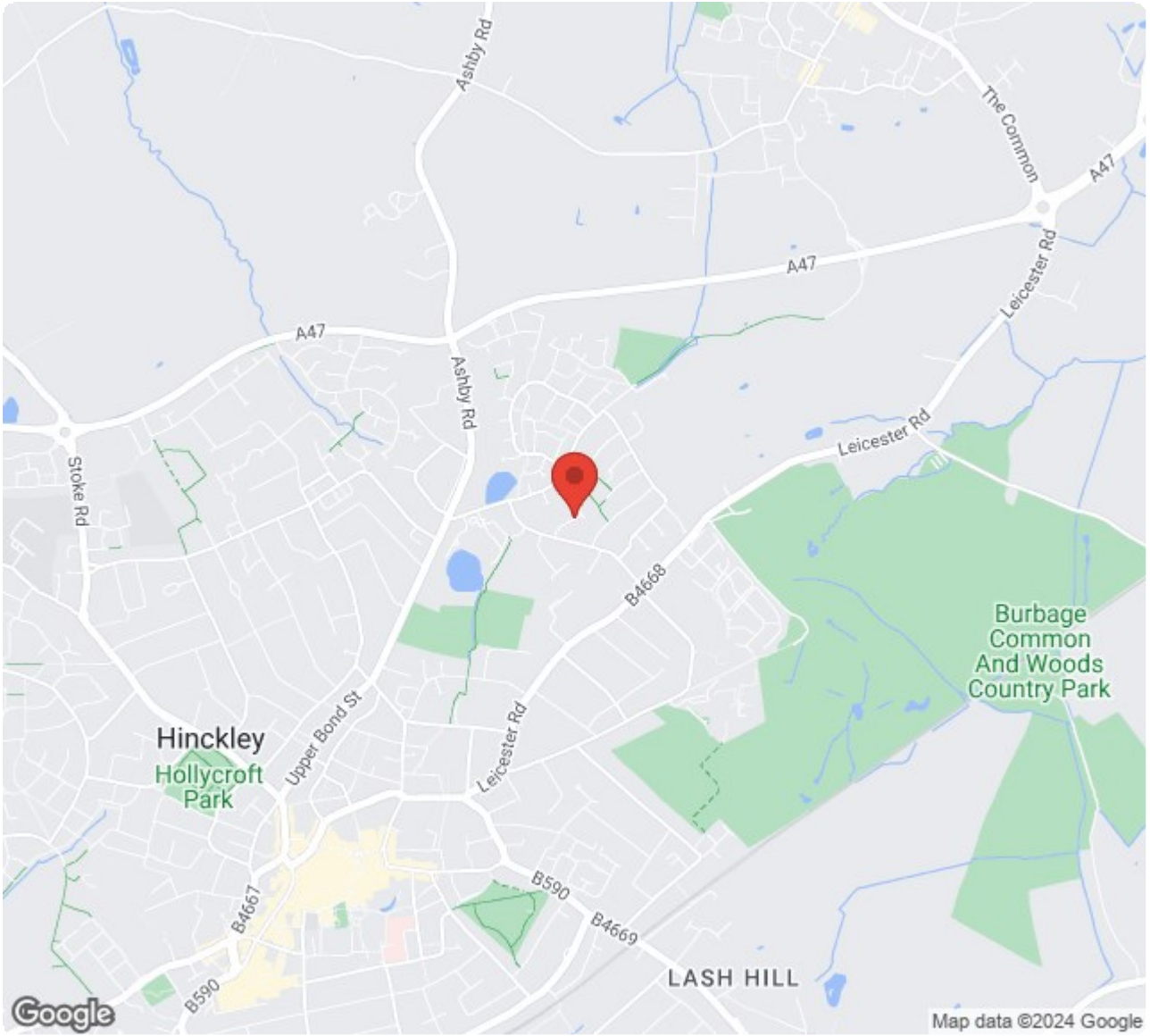
With tiled flooring, vanity and toilet unit, vanity sink unit with chrome taps, open glazed shower cubicle with tiled surrounds and wall hung bar shower. Extractor fan, chrome towel radiator heater.



OUTSIDE

The front garden is predominantly decorative stone with a block paved border. The rear garden there is a concrete slab patio adjacent to the property and leads from the front of the garden to the back. There is also a decorative stoned area. The garden is enclosed in fencing with an outside tap, a brick built garage which is directly accessible from the garden through a pedestrian UPVC SUDG door, up & over door to front, ventilation for tumble dryer lighting & electric.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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			
England & Wales EU Directive 2002/91/EC			



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