

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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558 COVENTRY ROAD, HINCKLEY, LE10 0NJ

£325,000

Extended and much improved detached dormer bungalow. Popular and convenient location within walking distance of the town centre including shops, schools, doctors, dentists, parks, train and bus stations and with good access to major road links. Benefits include wooden flooring, solid wooden interior doors, feature fireplace, modern kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers porch, entrance hall, lounge, kitchen and garden room. Three bedrooms and family bathroom. Large driveway to garage. Front and large enclosed rear garden with vegetable patch, greenhouse & two sheds. Contact agent to view. Carpets, curtains & blinds included.



TENURE

Freehold

Council tax band D

ACCOMODATION

UPVC SUDG front door to

ENTRANCE PORCH

With tiled flooring, coving, pedestrian door to garage, UPVC SUDG door to

ENTRANCE HALLWAY

With solid wood flooring, panelled radiator, dado rail, coving, inset spot lights and smoke alarm. Alarm system programmer, HIVE central heating system, solid wooden glazed door to



LOUNGE

9'11" x 16'10" (3.04 x 5.15)

With feature fireplace with solid timber mantel, log burner with tiles beneath, coving to ceiling, double panelled radiator, solid oak flooring, TV aerial point, internet point. UPVC SUDG bay window, door to



FAMILY BATHROOM

With laminate effect tiled flooring, four piece suite consisting of a large vanity sink unit with mirrored back and storage, chrome mixer taps, corner glazed shower enclosure with Mira shower, low level WC, large corner bath with chrome mixer taps, panelled surrounds, extractor fan. Two fashionable chrome towel radiators. Door to airing cupboard with shelving housing the Ideal combination boiler for domestic hot water and gas central heating.



DOWNSTAIRS BEDROOM ONE

10'9" x 12'10" (3.30 x 3.93)

With single panelled radiator, TV aerial point, door to



KITCHEN

14'1" x 8'10" (4.30 x 2.70)

With a range of cream painted floor standing kitchen units with stone effect roll edged worktop, single ceramic sink with chrome mixer tap, five ring AEG gas hob with extractor fan, double built in oven, AEG built in microwave, built in fridge. Tiled splashbacks. Further range of matching wall mounted kitchen units, tiled flooring, double UPVC SUDG. French doors to



GARDEN ROOM

19'10" x 9'2" (6.07 x 2.80)

With tiled flooring, two double radiators, UPVC SUDG glazed windows, inset ceiling spotlights, TV aerial point.



FIRST FLOOR LANDING

With solid wood and glazed balustrades, inset spotlights, smoke alarm, door to

BEDROOM TWO

9'11" x 12'9" (3.03 x 3.91)

With double door built in cupboards with shelving and hanging rail, further storage into the eaves, TV aerial point, single panel radiator, door to



BEDROOM THREE

10'7" x 12'9" (3.25 x 3.90)

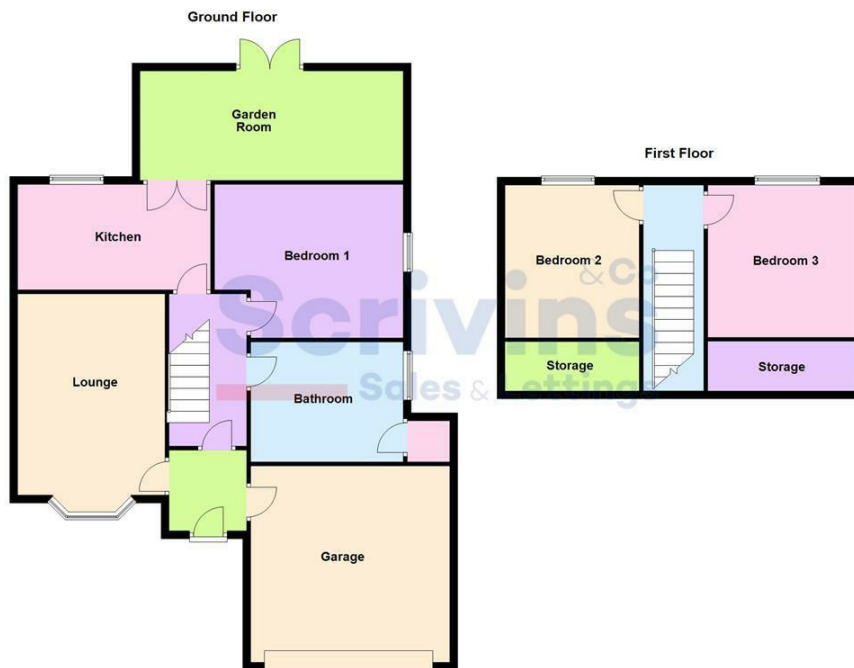
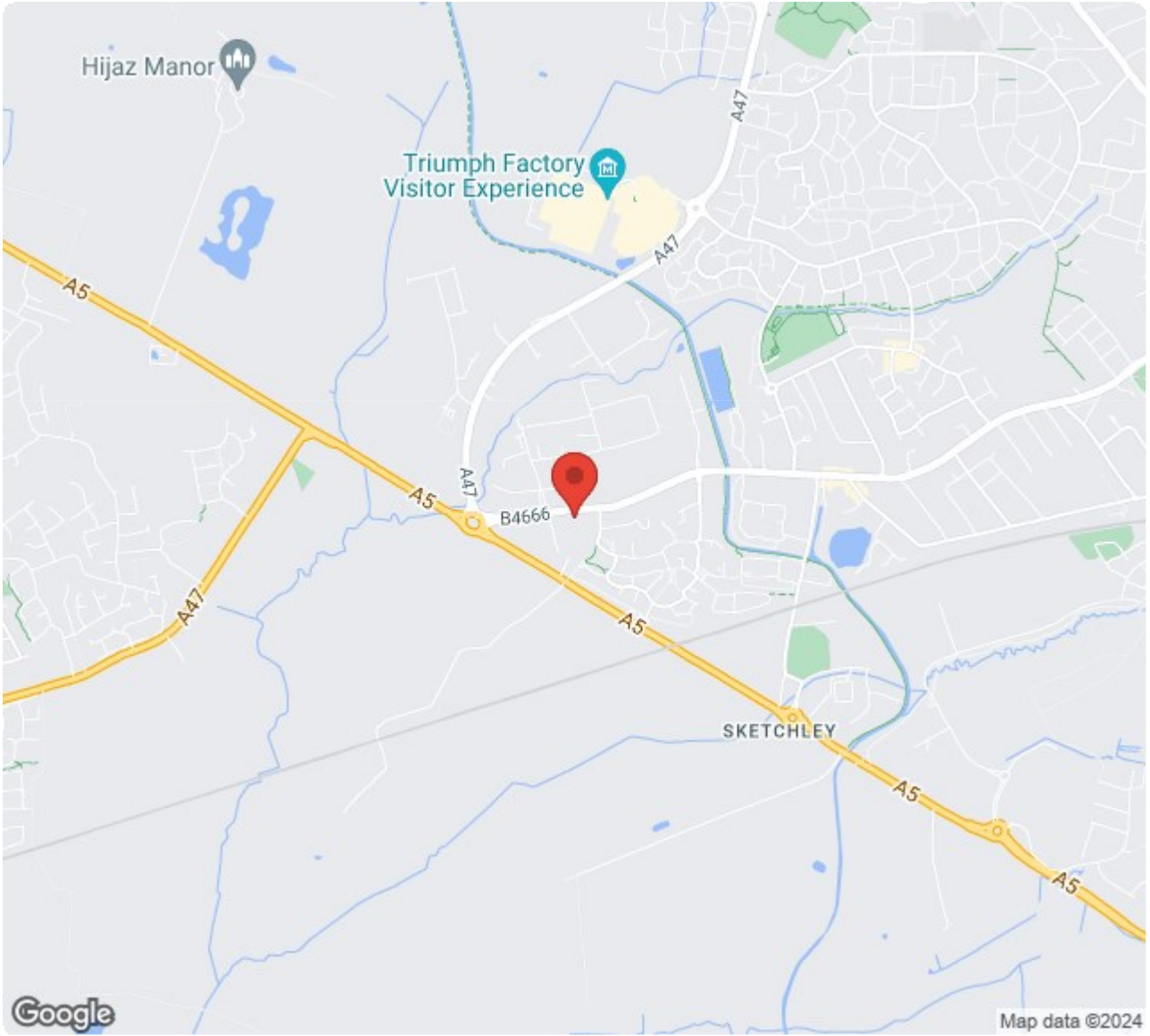
With wood effect laminate flooring, single panel radiator, TV aerial point, built in Sharps wardrobes with hanging rails and shelving.



OUTSIDE

The property is nicely situated, set back from the road with a large tarmacadam driveway to front enclosed by hedging and fencing and with a decorative stoned area. There is an up and over electric bi-folding insulated garage door offering access to the integrated garage with electric, lighting and heating, worktop storage, plumbing for a washing machine and sink with mixer taps. There is pedestrian access to the side of the property leading through a wrought iron gate offering access to the rear Garden. With a limestone patio adjacent to the rear of the house . The garden is predominantly laid to lawn enclosed by hedging, fencing and mature shrubs. There is a shed and a greenhouse and a further metal shed. Outside tap. Traditional Victorian lamp post. To the rear of the garden is a vegetable patch.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		51	
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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