

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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9 HINCKLEY ROAD, ASTON FLAMVILLE, LE10 3AG

£300,000

NO CHAIN. Attractive traditional semi detached family home on a large plot with open views to front and rear. Sought after semi rural village located within easy reach of Burbage village centre including shops, schools, doctor, dentist, bus service, public houses, restaurants and with easy access to A5 and M69 motorway. In need of updating. Benefits from solid fuel central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, lounge, dining room and kitchen. Three good sized bedrooms, bathroom and separate WC. Driveway to large single garage. Front and large rear gardens. Contact agents to view.



TENURE
FREEHOLD

COUNCIL TAX BAND - C

ACCOMMODATION

UPVC SUDG front door with outside lighting to:

ENTRANCE PORCH

Ceramic tiled flooring.

ENTRANCE HALLWAY

Electric meter cupboard and stairway to first floor. White wood and glazed panel door to:

REAR LOUNGE

12'3" x 16'11" (3.74 x 5.16)

Feature open slate fireplace, two radiators, TV aerial point, UPVC SUDG sliding patio door to rear garden and white wood and glazed panel interior door to:



FRONT DINING ROOM

10'2" x 8'11" (3.10 x 2.72)

Tiled fireplace incorporating a multi fuel stove. Radiator and telephone point.



KITCHEN TO REAR

12'2" x 6'3" (3.72 x 1.92)

Range of white fitted kitchen units consisting inset single drainer stainless steel sink with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and drawers with contrasting roll edge working surfaces above and tiled splashbacks. Inset four ring ceramic hob unit, single oven with grill beneath and integrated extractor above. Further matching wall mounted cupboard units. Ceramic tiled flooring. Door to useful understairs storage area. Communicating door to garage to side.



FIRST FLOOR LANDING

Single panel radiator, loft access, original white panel interior doors to:

FRONT BEDROOM ONE

12'3" x 9'7" (3.74 x 2.93)

Built in single wardrobe and single radiator.



BEDROOM TWO TO FRONT

8'11" x 11'1" (2.72 x 3.38)

Built in single wardrobe and radiator. Door to airing cupboard housing cylinder with fitted immersion heater for domestic hot water.



BEDROOM THREE TO REAR

9'3" x 6'11" (2.82 x 2.13)

Built in single wardrobe and radiator.



BATHROOM TO REAR

5'6" x 5'0" (1.68 x 1.53)

White suite consisting panelled bath with shower unit above and pedestal wash hand basin. Contrasting fully tiled surrounds, radiator and extractor fan.



SEPARATE WC

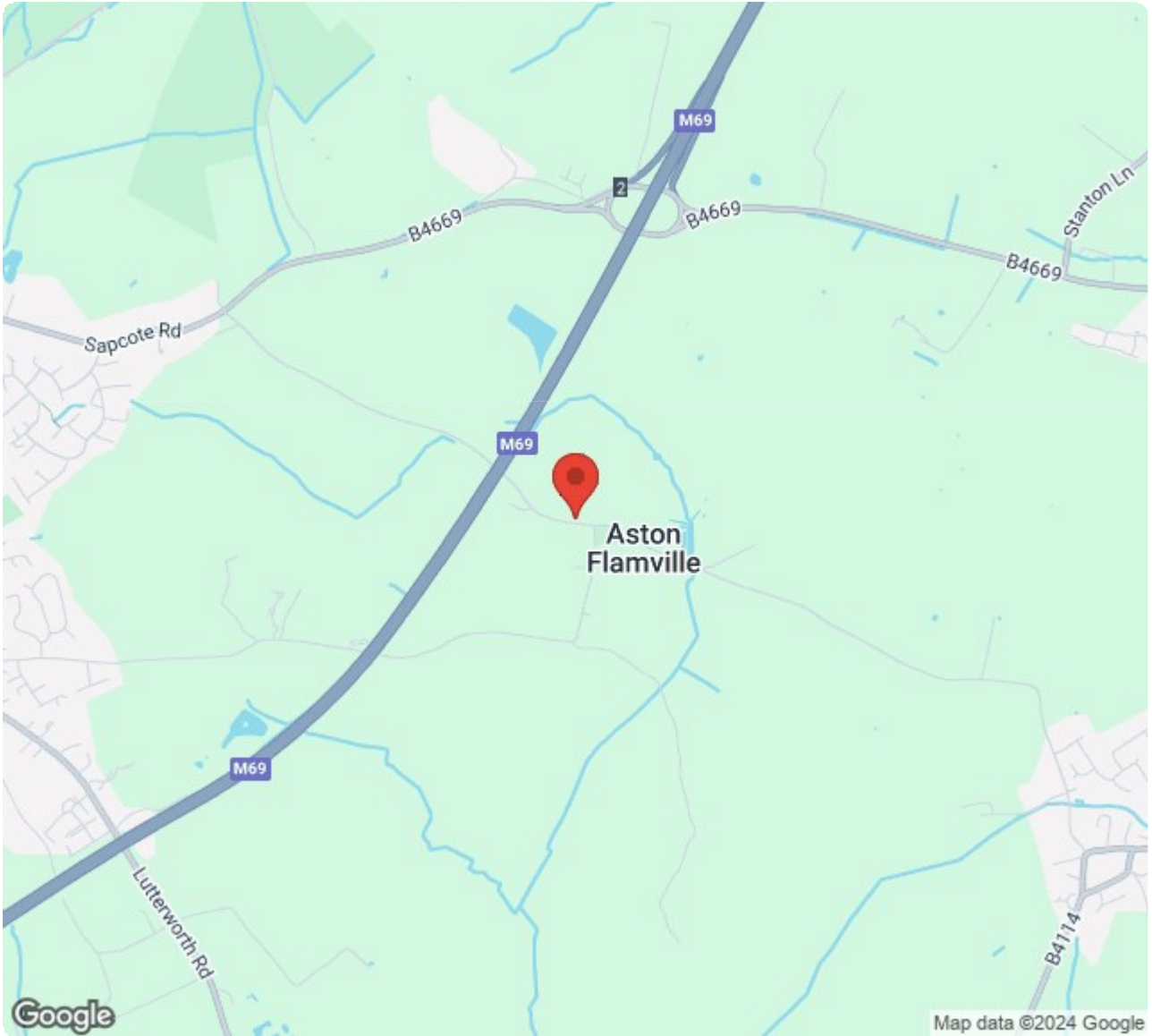
White low level WC and contrasting half tiled surrounds.

OUTSIDE

The property is nicely situated with open views to both front and rear. Set back from the road, screened behind picket fencing, the front garden is principally paved with surrounding beds. Concrete and stone driveway to side, leading to single brick built garage 2.46m x 5.38m with up and over door to front, light and power, pitched room, plumbing for automatic washing machine and UPVC SUDG door leading to the rear garden. Large fenced and enclosed rear garden having a full width slabbed and stoned patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding beds. To the top of the garden is an aluminium greenhouse, outside tap and light. Views over open fields to rear.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(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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