

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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30 KIRKBY ROAD, DESFORD, LE9 9JG

£230,000

No Chain. Extended traditional bay fronted semi detached family home of character on a large plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, open countryside and with good access to major road links. In need of updating benefits from original panelled interior doors, open tiled fireplace, refitted bathroom, re roofed, gas central heating and UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining kitchen, rear hallway and bathroom with walk in shower. Three bedrooms. Front garden with ample room to create a driveway (subject to planning permission) Large rear garden with shed and greenhouse. Contact agents to view. Carpets, curtains, light fittings and white goods included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Open canopy porch with outside lighting. Hardwood panel and glazed door leads to:

ENTRANCE HALLWAY

Single panel radiator, wall mounted consumer unit and stairway to first floor. Original wood panel interior doors to:

FRONT LOUNGE

14'6" x 13'1" (4.44 x 4.01)

Original open tiled fireplace incorporating living flame coal effect electric fire (gas point to side) Radiator, coving to ceiling and useful understairs storage area. Wood and glazed door leads to:



DINING KITCHEN TO REAR

17'11" x 10'8" (5.47 x 3.26)

Inset stainless steel single drainer sink unit 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. Further wall mounted cupboard units. Appliance recess points and plumbing for automatic washing machine. Washing machine and cooker included. Double panel radiator and coving to ceiling. Wood panel and glazed door leads to:



REAR LOBBY

Radiator and UPVC SUDG door leading to the rear of the property.

BATHROOM TO REAR

8'3" x 10'6" (2.53 x 3.21)

White suite consisting panelled bath, walk in double shower with glazed shower screen and rain shower above, vanity sink unit with gloss white double cupboard beneath and low level WC. Decorative PVC panelled surrounds, radiator, luxury vinyl tiled flooring, inset ceiling spotlights and extractor fan.



FIRST FLOOR LANDING

Wired in smoke alarm, coving to ceiling and loft access.

FRONT BEDROOM ONE

14'6" x 11'6" (4.44 x 3.53)

Original cast iron fireplace. Range of fitted bedroom furniture in cream consisting two double wardrobe units with cupboards above and further double storage cupboard to centre. Radiator, coving to ceiling and door to walk in storage over the stairs.



REAR BEDROOM TWO

10'9" x 8'11" (3.30 x 2.72)

Original cast iron fireplace and radiator.



REAR BEDROOM THREE

8'8" x 7'8" (2.65 x 2.36)

Radiator. Airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.

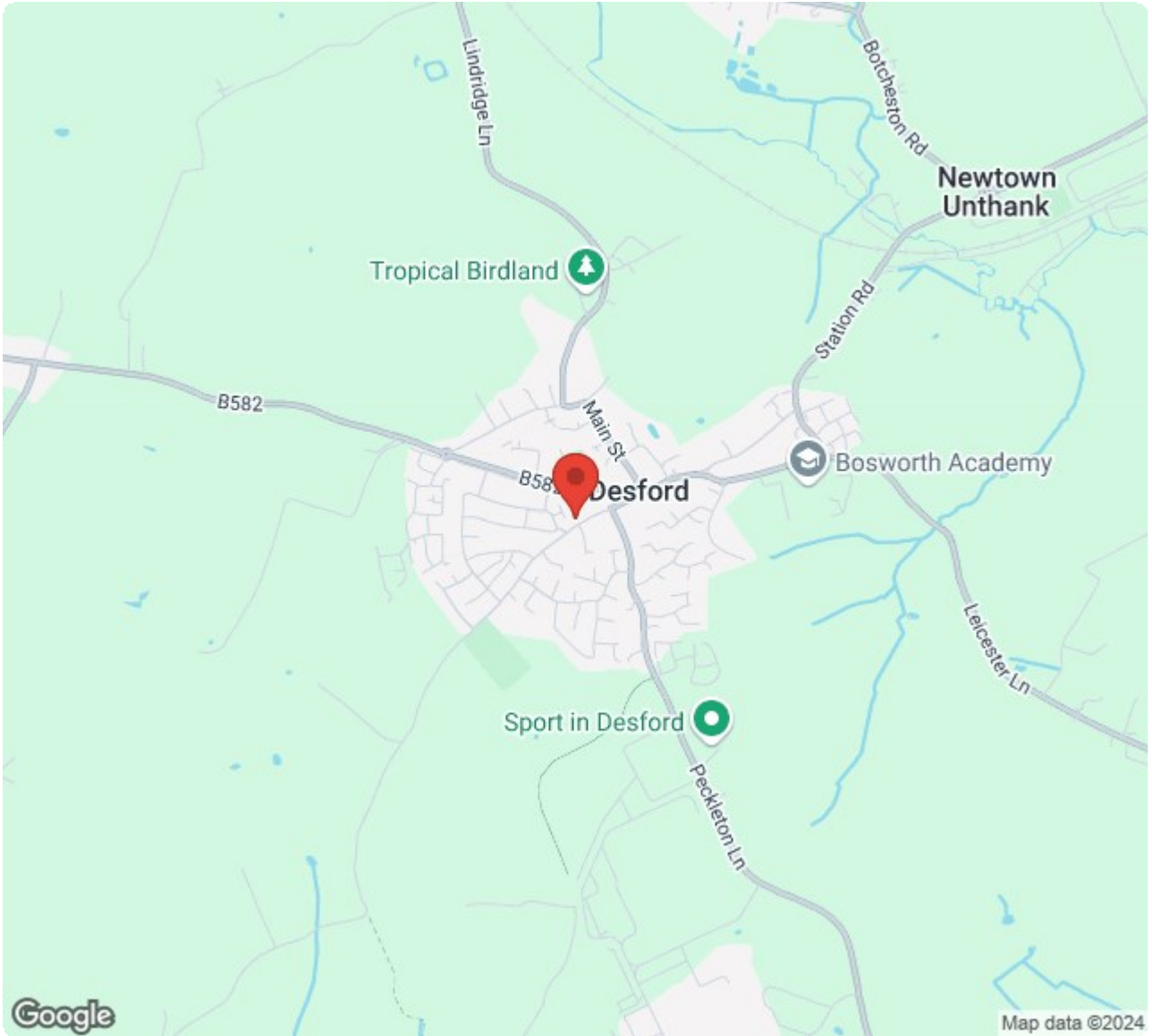


OUTSIDE

The property is set back from the road, screened behind mature hedging. Front garden is principally laid to lawn with surrounding beds and having ample room to create a driveway (subject to planning permission) A slabbed pathway leads down the side of the property to the large rear garden which is enclosed by mature hedging. Deep slabbed 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 a timber shed and an aluminium greenhouse.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		66	
(55-68) D			
(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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