



## 5 BOWLING GREEN ROAD, HINCKLEY, LE10 1EX

**ASKING PRICE £270,000**

No Chain. Attractive traditional detached family home of character on a good sized plot. Sought after and convenient location, within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, parks, leisure centre, bars and restaurants and good access to the A5 and M69 motorway. Well presented and much improved including panel interior doors, wooden/ceramic flooring. Feature open fireplace. Refitted kitchen and shower rooms. Spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining room, breakfast kitchen, utility area, wet room/WC. Two double bedrooms and shower room. Wide driveway to detached garage, enclosed rear garden. Viewing recommended. Carpets and blinds included.





## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

Attractive composite panel and SUDG front door to

## ENTRANCE HALLWAY

With double panelled radiator, wired in smoke alarm, one wall light and coving to ceiling. Stairway to first floor. Attractive solid pine panelled and etched glazed door to

## LOUNGE

11'1" x 16'2" (3.38 x 4.95)

With feature open fireplace having ornamental wood surrounds, raised tile hearth, ornamental cast iron open fireplace. Oak finish laminate wood strip flooring. Radiator, three matching wall lights on a dimmer switch. Coving to ceiling, TV and telephone points.



## REAR DINING ROOM

9'9" x 10'9" (2.98 x 3.28)

With oak finish laminate wood strip flooring, radiator. Coving to ceiling.



## REAR REFITTED BREAKFAST KITCHEN ROOM

6'10" x 16'10" (2.10 x 5.14)

With a fashionable range of gloss white fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, two draws beneath. Further matching range of floor mounted cupboard units, three drawer unit, solid oak working surfaces above, matching upstands. Further matching range of wall mounted cupboard units. Matching breakfast bar, further matching wall mounted units. Integrated larder fridge and black Flavel Aspin 100 range cooker included with an 8 ring gas hob unit, two ovens and grill beneath, stainless steel splashbacks and stainless steel chimney extractor above. Coving to ceiling and radiator. Door to walk in pantry with shelving and lighting. This also houses the electric meters and consumer unit.



## REAR UTILITY ROOM

4'5" x 6'0" (1.37 x 1.85)

With appliance recess points, plumbing for automatic washing machine, quarry tiled flooring, radiator and keypad for burglar alarm system. UPVC SUDG door to rear garden.

## REFITTED SHOWER ROOM

5'11" x 5'2" (1.82 x 1.58)

With fully tiled walk in shower, with wall mounted sink unit, low level WC, contrasting full tiled surrounds. Chrome heated towel rail, extractor fan.



## FIRST FLOOR LANDING

With radiator, wired in smoke alarm. Coving to ceiling, loft access.,

## FRONT BEDROOM ONE

14'11" x 12'1" (4.56 x 3.69)

With a range of fitted bedroom furniture to the full width of 1 wall, three double wardrobe units, dressing table to centre, cupboards above. Radiator, two overhead bed lights. Coving to ceiling. Further door to a walk in store room over the stairway.



## REAR BEDROOM TWO

10'2" x 12'0" (3.10 x 3.66)

With radiator, coving to ceiling.



## REAR REFITTED SHOWER ROOM

7'6" x 8'9" (2.31 x 2.67)

With white suite consisting fully tiled walk in shower with glazed shower screen, pedestal wash hand basin, low level WC. Contrasting tiled surrounds including flooring, radiator. Wall mounted Valiant gas condensing combination boiler for central heating and domestic hot water ( New as of 2023 along with the bathroom). Inset ceiling spotlights, extractor fan.

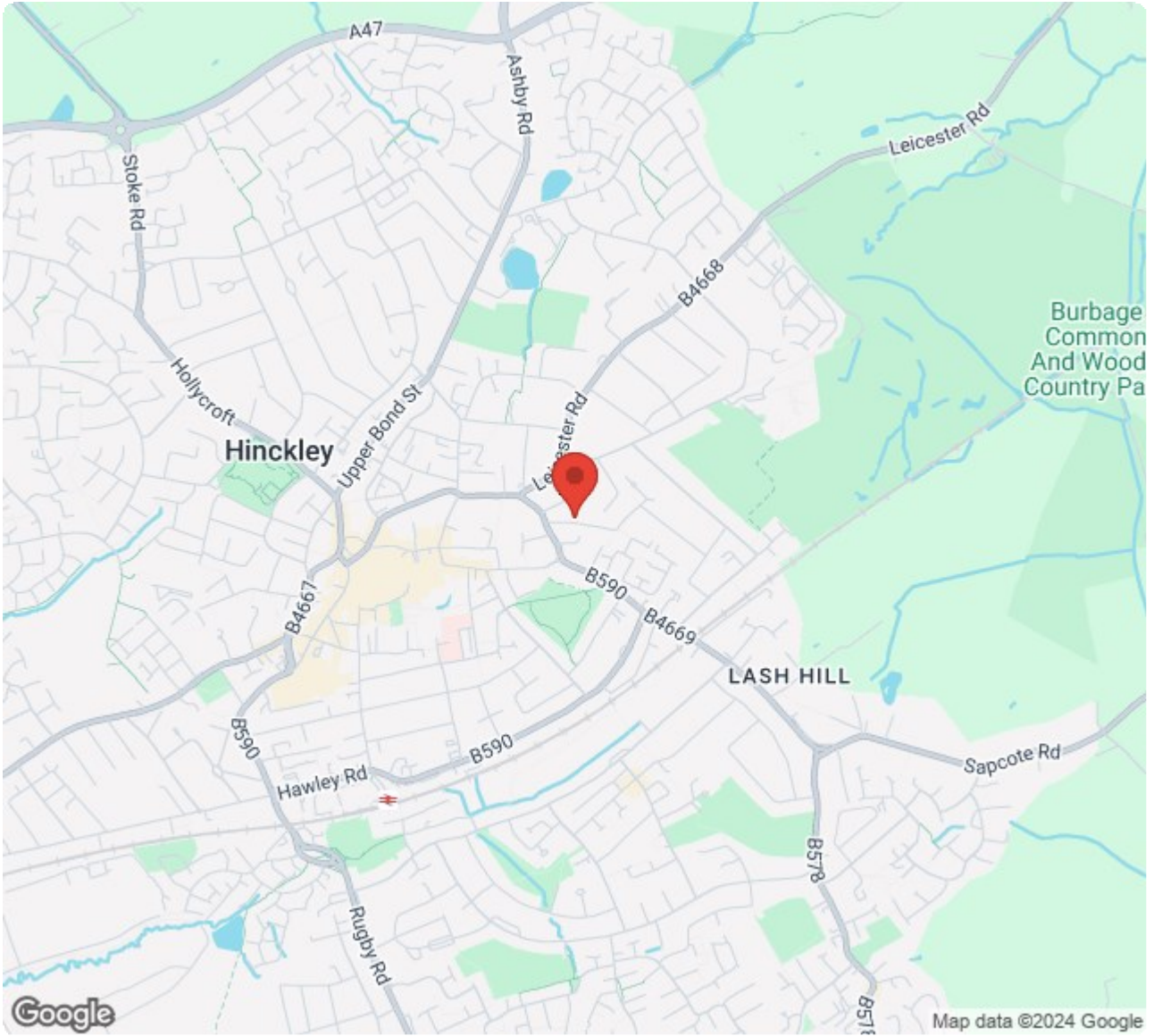


## OUTSIDE

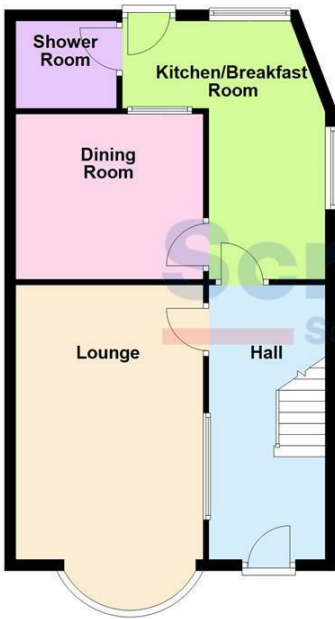
The property is nicely situated set back from the road having a full width tarmac driveway to front offering ample car parking, the tarmac driveway leads down the side of the property to the rear of the property where there is a further tarmac driveway leading to a detached sectional concrete garage with a double timber door to front. There is a fully fenced and enclosed rear garden which has a full width tarmac patio adjacent to the rear of the property where there is an outside tap, lighting, a timber shed and a further coal store, beyond which the garden is principally laid to lawn with surrounding beds, beyond which is an aluminium greenhouse, further paved area to the top of the garden is a further log store.







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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