

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



45 KING RICHARD ROAD, HINCKLEY, LE10 0HJ

£310,000

Attractive traditional & spacious detached bungalow of character on a large plot. Popular and convenient location within walking distance of the town centre, The Crescent, Westfield Junior school, doctors, dentists, train and bus stations and with good access to major road links. Benefitting from gas central heating and UPVC SUDG. Offers porch, entrance hall, through lounge/diner with feature fireplace, kitchen and utility space. Two bedrooms, shower room & conservatory. Driveway to front leading to single garage. Front and large rear garden. Ample room for further development (subject to planning permission) Contact agent to view. Carpets included.



TENURE
FREEHOLD

COUNCIL TAX BAND - D

ACCOMMODATION

UPVC SUDG door to:

FRONT PORCH

Tiled flooring and timber and glazed door to:

ENTRANCE HALLWAY

Single panel radiator, smoke alarm, coving to ceiling, Honeywell thermostat for central heating, double doors to useful storage cupboard. Timber and glazed door to:

THROUGH LOUNGE DINER

12'7" x 28'4" (3.84 x 8.66)

Feature fireplace with brick mantel and hearth incorporating a gas fire. Three single panel radiators, TV aerial point and coving to ceiling.

KITCHEN

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

Range of beech floor standing cupboard units with tiled working surfaces and tiled splashbacks. Inset one and a half bowl sink with mixer tap above. Further range of matching wall mounted cupboard units, some with glazed doors. Free standing oven included. Xpelair extractor fan vinyl flooring and timber and glazed door to:

UTILITY SPACE

5'10" x 12'0" (1.80 x 3.66)

Plumbing for washing machine. Lighting and electric. UPVC SUDG door to rear garden and timber and glazed door to front driveway.

BEDROOM ONE TO REAR

9'1" x 12'6" (2.77 x 3.83)

Wood effect laminate flooring and single radiator. Built in wardrobe space with shelving and hanging rail and matching built in drawers.



BEDROOM TWO TO REAR

7'2" x 10'6" (2.20 x 3.22)

Single panel radiator and double doors to built in wardrobe with shelving and hanging rail. UPVC SUDG French doors to:



SHOWER ROOM

8'3" x 6'7" (2.53 x 2.03)

Three piece suite consisting of low level WC, vanity hand wash unit with sink, chrome mixer taps & storage, open shower with glazed shower screen, shower above, tiled surrounds, single panelled radiator.



CONSERVATORY

11'2" x 10'11" (3.42 x 3.35)

Double panel radiator and UPVC SUDG doors to rear garden.



LOFT SPACE

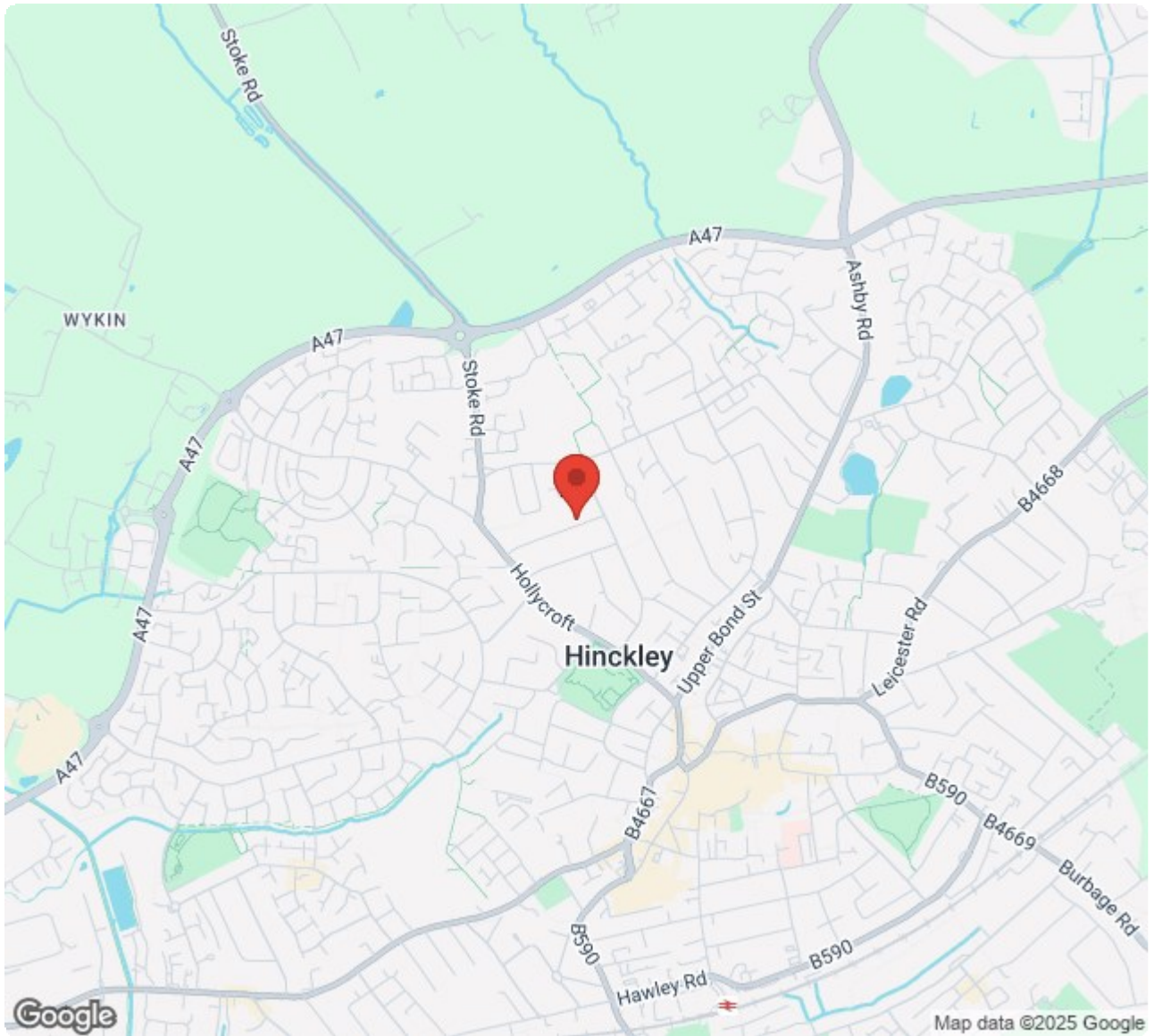
10'4" x 12'10" (3.15 x 3.93)

Extending ladder for access. With a structural floor installed, dormer window & radiator, making a good usable space with storage in the eaves.

OUTSIDE

The property is set back from the road, behind a brick built wall and having a Tarmac driveway leading to a single brick built garage with an up and over door. Front garden is predominantly laid with block paving and having raised beds and enclosed with fencing. To the rear of the property is a concrete slabbed patio adjacent to the rear of the property, with an area of block paving and mature raised beds beyond which is a vegetable patch. Concrete slabbed path leading to greenhouse and shed to the rear. The garden is enclosed with hedging and has areas of lawn. Further UPVC SUDG shed.





Ground Floor



Total area: approx. 83.3 sq. metres (896.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(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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