

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

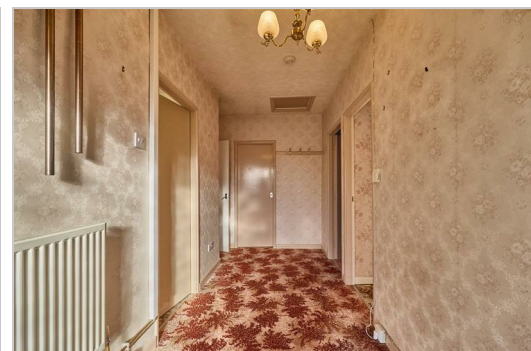
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### 41 SPA DRIVE, LEICESTER, LE9 4FN

**OFFERS OVER £275,000**

**NO CHAIN.** Attractive traditional and spacious detached bungalow on a large plot. Sought after and convenient cul-de-sac location within walking distance of the village centre including shops, Co-op, post office, primary school, garden centre, public house and good access to major road links. In need of modernisation, benefitting from gas central heating and UPVC SUDG. Offers entrance hall, lounge with feature fireplace and kitchen. Two double bedrooms and shower room. Driveway to garage. Front and side gardens. Ample room for further development (subject to planning permission) Contact agent to view. Carpets included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - TBC

**ACCOMMODATION**

UPVC SUDG French doors to:

**ENTRANCE HALLWAY**

5'0" x 15'1" (1.54 x 4.60)

Single panel radiator, Honeywell thermostat, smoke alarm and loft access.

**LOUNGE**

15'10" x 11'9" (4.83 x 3.60)

Feature fireplace with tiled mantle, hearth and backing incorporating an electric fire. Double panel radiator.



**FRONT BEDROOM ONE**

12'2" x 11'10" (3.73 x 3.62)

Single panel radiator.



**REAR BEDROOM TWO**

12'2" x 10'6" (3.72 x 3.22)

Double panel radiator.



**KITCHEN**

13'7" x 8'11" (4.15 x 2.72)

Double panel radiator, tile effect vinyl flooring Range of beech wood floor standing cupboard units with stone effect work top with inset stainless steel drainer sink with mixer tap above. Free standing cooker, fridge and washing machine. Further matching wall mounted cupboard units including one tall larder unit. Ideal gas boiler for central heating with programmer. UPVC SUDG door to side access to rear garden.



## SHOWER ROOM

7'1" x 6'3" (2.17 x 1.93)

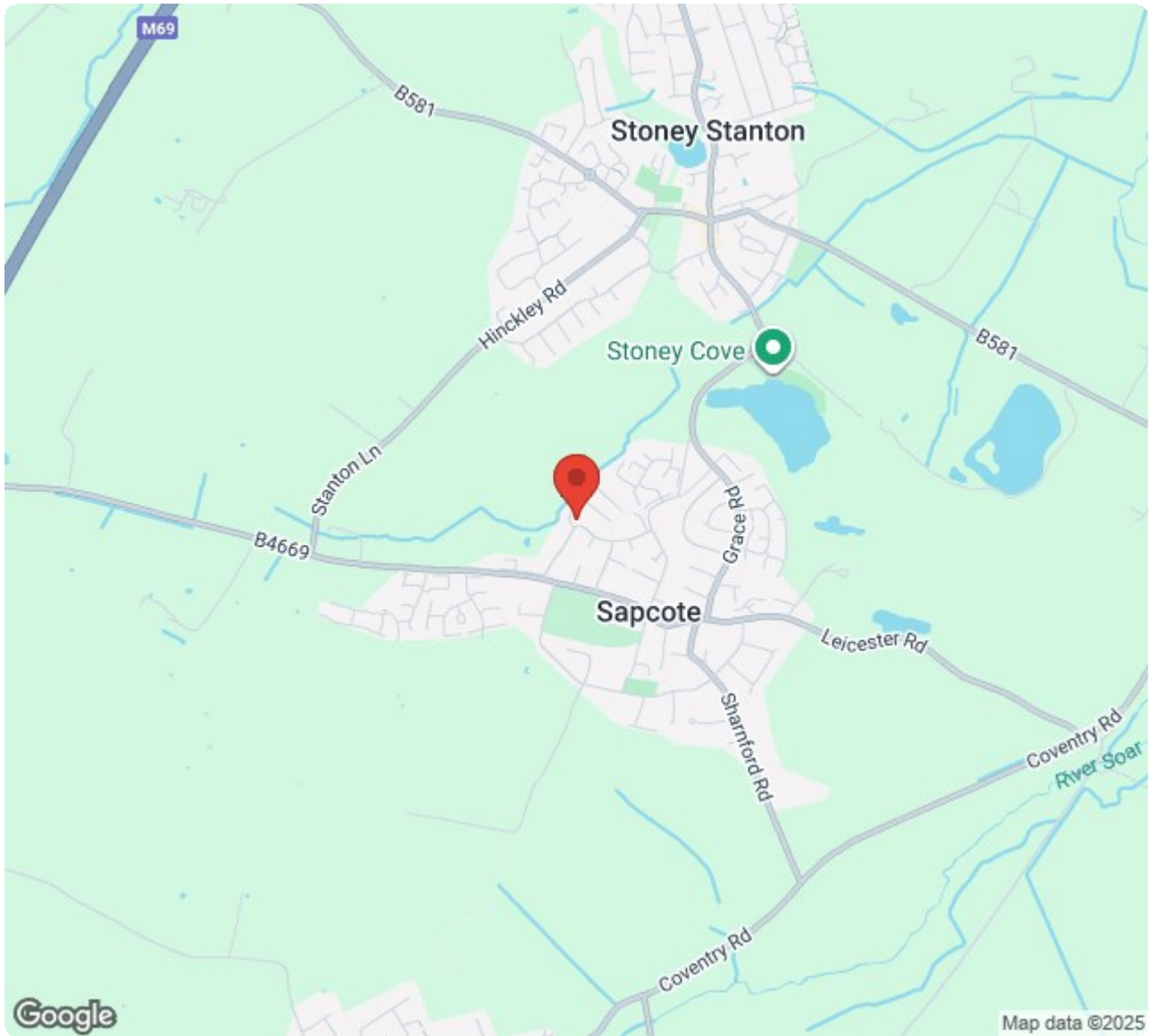
White suite comprising low level WC, pedestal wash hand basin and glazed shower enclosure with wall mounted electric shower. Tiled surrounds and flooring. Built in airing cupboard.



## OUTSIDE

The property is well set back from the road with a a block paved driveway leading to an integral garage with timber double doors. The garden is predominantly laid to lawn which wraps round the property, behind a mature hedge. Greenhouse and small brick built outbuilding for storage.





### Ground Floor



Total area: approx. 96.0 sq. metres (1033.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	68
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Sales & Lettings

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