

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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1 ODDSTONE DRIVE, HINCKLEY, LE10 0YQ

£300,000

Impressive modern Jelson built detached bungalow on a good sized corner plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook School, local park, Ashby Canal, the town centre and good access to major road links. Well presented with a range of good quality fixtures and fittings including wooden glazed interior doors, coving, feature fireplace, modern kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hallway, lounge dining room, kitchen and conservatory with pitched roof. Two good bedrooms, with fitted wardrobes and refitted shower room. Wide driveway to garage. Enclosed rear garden with shed. Viewing recommended. Carpets, blinds, curtains, white goods, safe and some furniture included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Open porch with lighting, gas and electric meters, outside electric points. Attractive composite front door to

ENTRANCE HALLWAY

With vinyl flooring, Honeywell wall mounted thermostat for central heating. Telephone point. Attractive wood panel and glazed door to

FRONT LOUNGE

12'2" x 13'5" (3.72 x 4.10)

With feature fireplace incorporating a coal effect electric fire and composite surrounds. Double panelled radiator, TV aerial point. Coving to ceiling, ceiling rose. Attractive wood panelled door to



SIDE FITTED KITCHEN

9'3" x 8'10" (2.82 x 2.71)

With a fashionable range of fitted kitchen units in cream, with black roll edge working surfaces above, inset stainless steel sink and drainer with mixer taps above, cupboard beneath. White goods included (includes fridge, Hotpoint washing machine). Breakfast bar. Double panelled radiator. Further range of wall mounted cupboard units. Indesit cooker with four ring electric hob and electric oven and grill. Extractor fan. Tiled splashbacks and tiled flooring. UPVC SUDG door to outside. Range of chrome light switches and power points.



INNER HALLWAY

With smoke alarm and spotlights. Attractive white panelled interior door to

REAR BEDROOM ONE

13'5" x 9'3" (4.09 x 2.82)

With laminate wood strip flooring, double panelled radiator. A range of fitted bedroom furniture consisting two double wardrobes, range of cupboards above the bed and drawer unit. Coving to ceiling.



REAR BEDROOM TWO

8'3" x 8'11" (2.53 x 2.72)

With a range of fitted wardrobes consisting one double wardrobe with cupboards above the bed. Loft access with pull down ladder, the loft is boarded. Double panelled radiator and vinyl flooring.



REFITTED BATHROOM TO SIDE

With shower cubical with mixer shower attachment above and surrounding shower screen with double doors. Low level WC, vanity sink unit with double cupboard beneath and a range of further matching cupboard units and drawers. Chrome heated towel rail, fully tiled surrounds, inset ceiling spot lights and tiled flooring.

UPVC SUDG CONSERVATORY

6'1" x 9'2" (1.86 x 2.81)

With pitched and tiled roof, UPVC SUDG door to outside, power points, wall lights and electric heater.



OUTSIDE

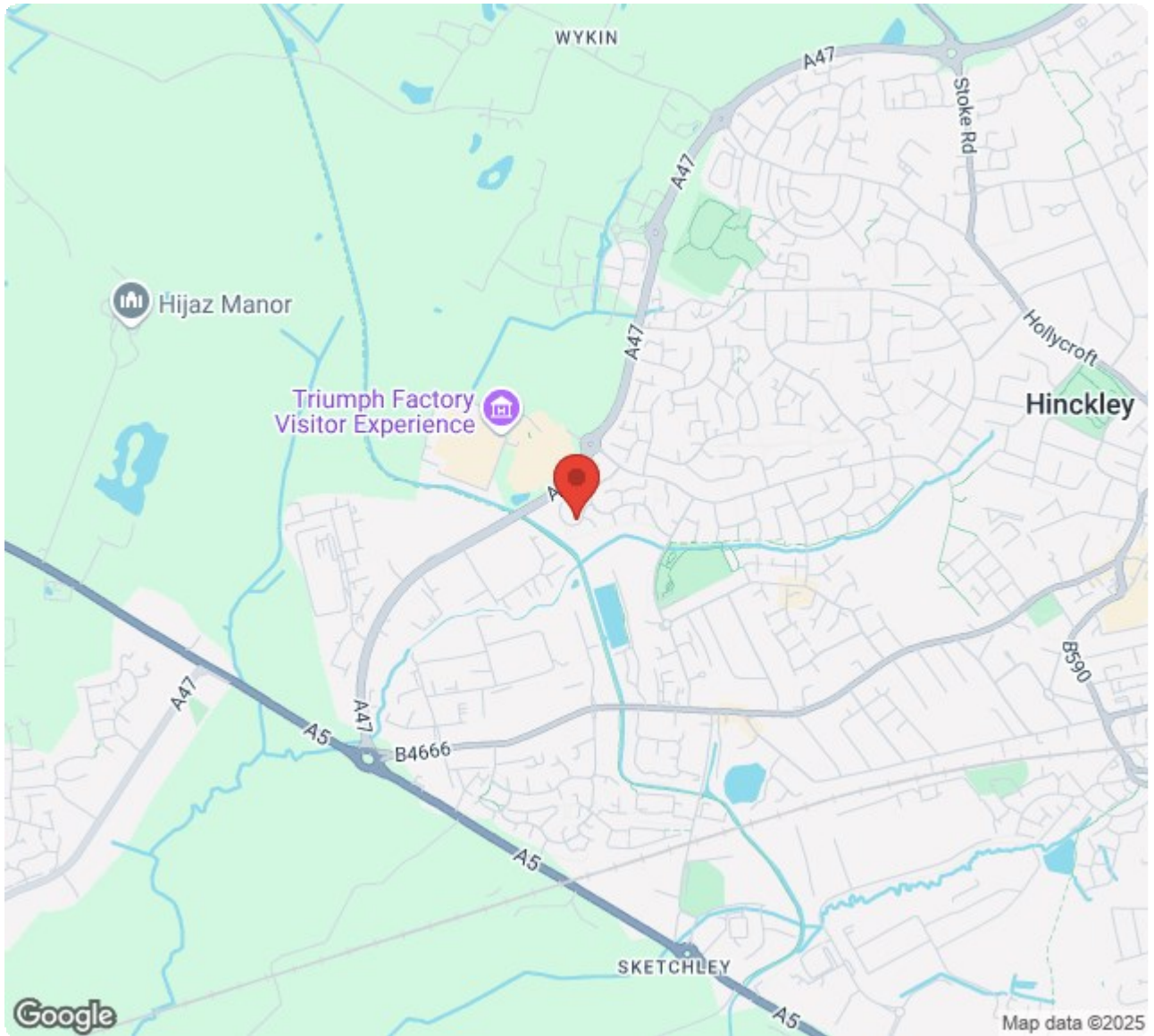
The property is nicely situated set back from the road on an advantageous corner plot, with stoned front garden and tarmacadam driveway to side leading to a brick built single detached garage with pitched roof. Access to a wrought iron gate to side is the good sized walled and fenced enclosed rear garden, adjacent to the side of the property there is a stoned area and pathway to a slabbed patio area with raised beds. There is also a timber shed which is included. The remainder of the garden is principally laid to lawn with surrounding well stocked and established beds. Side pedestrian door to garage



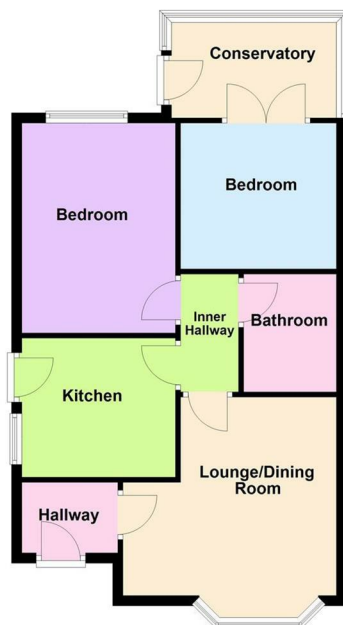
GARAGE

16'9" x 8'2" (5.11 x 2.50)

With lighting, power and shelving. Storage which is included, up and over door to front.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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