

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



52A FOREST ROAD, HUNCOTE, LE9 3BG

ASKING PRICE £350,000

No Chain. Impressive 2012 modern detached bungalow on a good sized sunny plot with open views to rear, Sought after and convenient location on a private driveway for only two properties. Within walking distance to the village centre, including shops, post office, primary school, hairdressers, leisure centre, doctors surgery, takeaways, public houses and good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, feature marble fireplace, modern fitted kitchen and bathroom, fitted wardrobes, spotlights, alarm system, gas fired central heating. UPVC SUDG and UPVC soffits and fascias. spacious accommodation offers entrance hall, lounge with French doors, fitted open plan living/dining kitchen, utility room, two double bedrooms, main with en suite shower room, bathroom, ample car parking to double garage. Enclosed sunny rear garden, viewing highly recommended, carpets, curtains and light fittings included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Attractive UPVC SUDG and leaded front door with outside lighting.

L SHAPED ENTRANCE HALLWAY

With double panelled radiator, telephone point, smoke alarm. Keypad for burglar alarm system. Digital programmer and thermostat for central heating system. Door to a cloak cupboard/airing cupboard with fitted shelving, coat hooks and electric radiator. Attractive white six panelled interior door to

REAR LOUNGE

11'3" x 20'6" (3.44 x 6.25)

With feature contemporary marble fireplace incorporating a living flame coal effect electric fire, two double panelled radiators. TV aerial point. UPVC SUDG French doors leading to the rear garden.



REAR OPEN PLAN FITTED DINING KITCHEN

11'6" x 16'0" (3.53 x 4.88)

With a range of beech finish fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, cupboard beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting roll edged working surfaces above with inset four ring stainless steel gas hob unit, extractor hood above. Tiled splashbacks. Further matching range of wall mounted cupboard units. Integrated Neff double fan assisted oven with grill. Dishwasher and larder fridge. Concealed lighting over the working surfaces. Inset ceiling spotlights. Double panelled radiator. TV aerial point. UPVC SUDG French doors leading to the rear garden.



UTILITY ROOM

7'10" x 5'10" (2.40 x 1.78)

With matching units from the kitchen consisting single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Contrasting grey roll edged working surfaces above. Tiled splashbacks, further matching range of wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine, wall mounted gas condensing boiler for central heating and domestic hot water. Radiator. Inset ceiling spotlights. UPVC SUDG double glazed door to the side of the bungalow.



FRONT BEDROOM ONE

12'7" x 11'6" (3.86 x 3.53)

With a range of fitted bedroom furniture in cream, consisting three full height double wardrobe units, incorporating hanging rails and shelving, double panelled radiator. Telephone point. TV aerial point. Door to



EN-SUITE SHOWER ROOM

3'11" x 11'7" (1.20 x 3.55)

With white suite consisting fully tiled double shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds including the flooring. White heated towel rail. Inset ceiling spotlights. Extractor fan (Bathroom fittings included). Circular mirror above the sink, shaver light.



SIDE BEDROOM TWO

12'1" x 9'1" (3.69 x 2.78)

With a range of full height fitted bedroom furniture in cream consisting one double and one single wardrobe unit incorporating hanging rails and shelves. Radiator, TV aerial point. Loft access.



BATHROOM

7'8" x 7'4" (2.35 x 2.24)

With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC. Contrasting tiled surrounds including the flooring. Double panelled radiator. Inset ceiling spotlights. Extractor fan.



OUTSIDE

The property is nicely situated set well back from the road off a private driveway to only two individual detached bungalows, having a deep full width tarmacadam driveway to front offering ample car parking, leading to a detached brick built double garage. There is a further tarmacadam car parking space between the property and the garage and the driveway extends down the side of the property offering ample car parking. Outside lighting. Slabbed pathway leads down both sides of the property to the fully fenced and enclosed rear garden which has a sunny aspect having a full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding beds and there are open views over allotments and open countryside to rear. Further outside lighting, cold water tap to side of property.

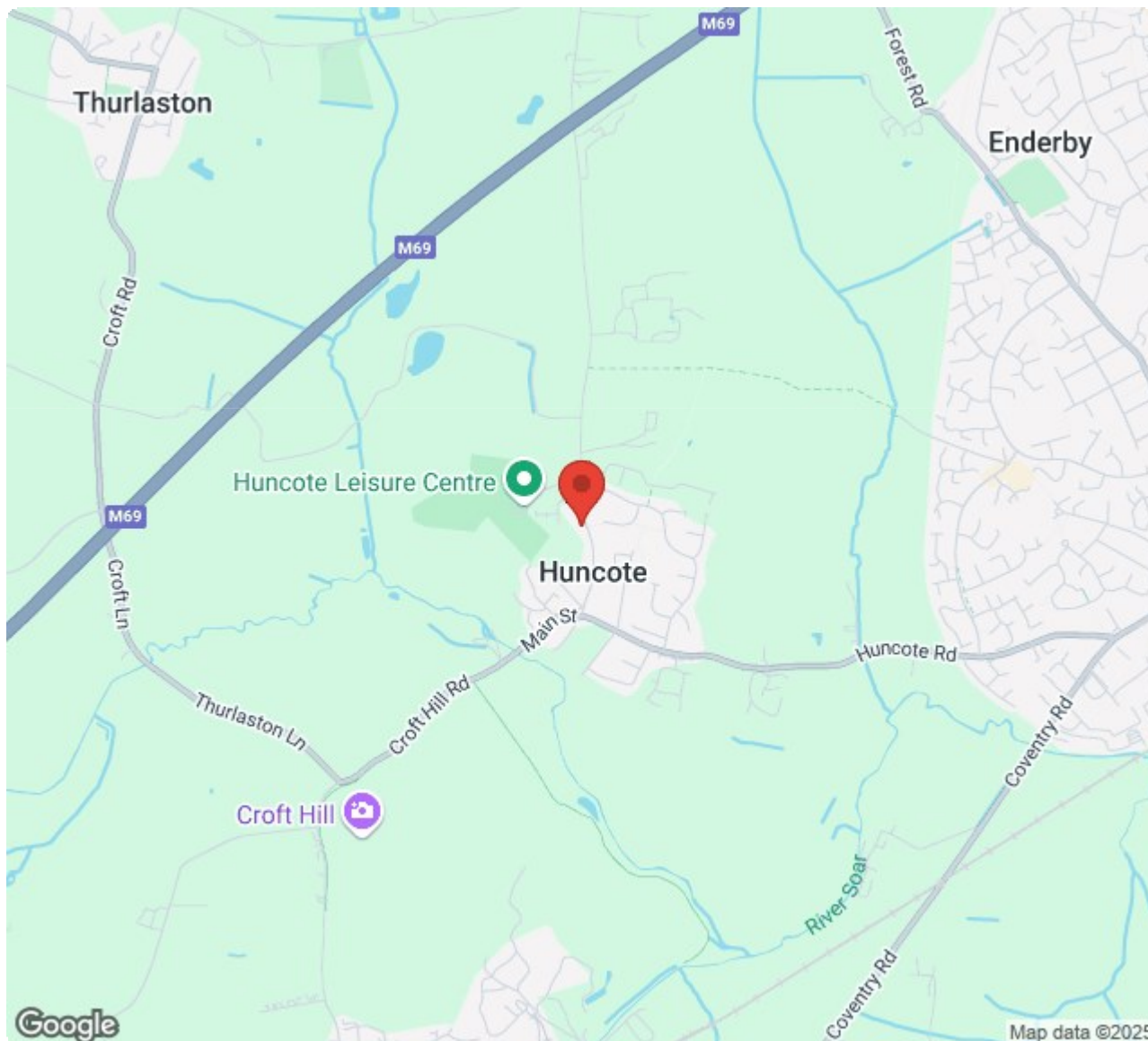


DETACHED GARAGE

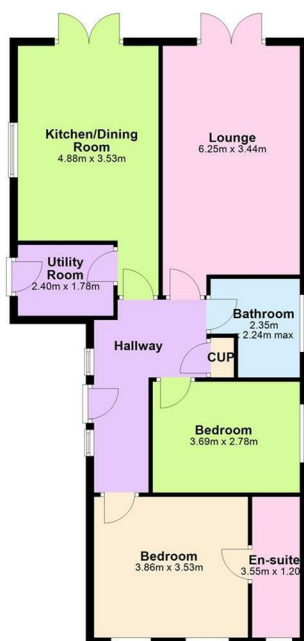
15'9" x 16'8" (4.82 x 5.09)

With single up and over door to front, UPVC SUDG side pedestrian door, with light and power, housing the separate fuse board, pitched roof offering storage and fitted work bench and shelving.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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		



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