

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



51 OAK ROAD, DESFORD, LE9 9GU

ASKING PRICE £240,000

NO CHAIN. Spacious traditional semi detached family home on a good size, sunny plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, open countryside, bus service, recreational facilities, takeaways, public houses and with good access to major road links. Well presented and much improved including refitted shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, through lounge, dining kitchen and separate WC. Three good sized bedrooms, shower room and separate WC. Wide driveway offers ample car parking and good sized hard landscaped sunny rear garden with summerhouse and greenhouse. Viewing recommended. Carpets, curtains, blinds and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B
EPC RATING - TBC

ACCOMMODATION

Open canopy porch with outside lighting. Attractive light grey composite panel SUDG and leaded front door to:

ENTRANCE HALLWAY

Single panel radiator, telephone point and stairway to first floor. Pine and glazed door to:

THROUGH LOUNGE

12'1" x 19'5" (3.70 x 5.92)

Feature fireplace incorporating living flame coal effect gas fire. Radiator, TV aerial point, UPVC SUDG sliding patio doors leading to the rear garden and UPVC SUDG bow window to front.



DINING KITCHEN TO REAR

10'4" x 14'2" (3.17 x 4.32)

Inset single drainer stainless steel sink unit with double base unit below. Further floor mounted cupboard units and four drawer unit with contrasting roll edge working surfaces above and tiled splashbacks. Further wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine. Gas cooker point and gas cooker included. Radiator and UPVC SUDG door leading to the rear garden. Door to:



REFITTED WC

White suite consisting low level WC.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE TO FRONT

9'11" x 12'11" (3.04 x 3.94)

Radiator.



BEDROOM TWO TO REAR

9'0" x 10'7" (2.75 x 3.25)

Radiator and wall mounted glow worm gas boiler for central heating and domestic hot water.



BEDROOM THREE TO FRONT

6'11" x 9'11" (2.12 x 3.03)

Radiator and built in storage cupboard over the stairs.



REFITTED SHOWER ROOM TO REAR

7'11" x 5'3" (2.43 x 1.62)

White suite consisting of a walk in double shower with glazed shower screen and electric shower above and vanity sink unit with gloss white cupboard beneath. Chrome heated towel rail, inset ceiling spotlights and extractor fan. Full height airing cupboard housing the lagged copper cylinder for hot water fitted with an immersion heater.



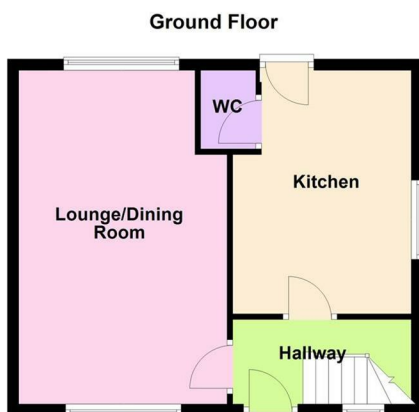
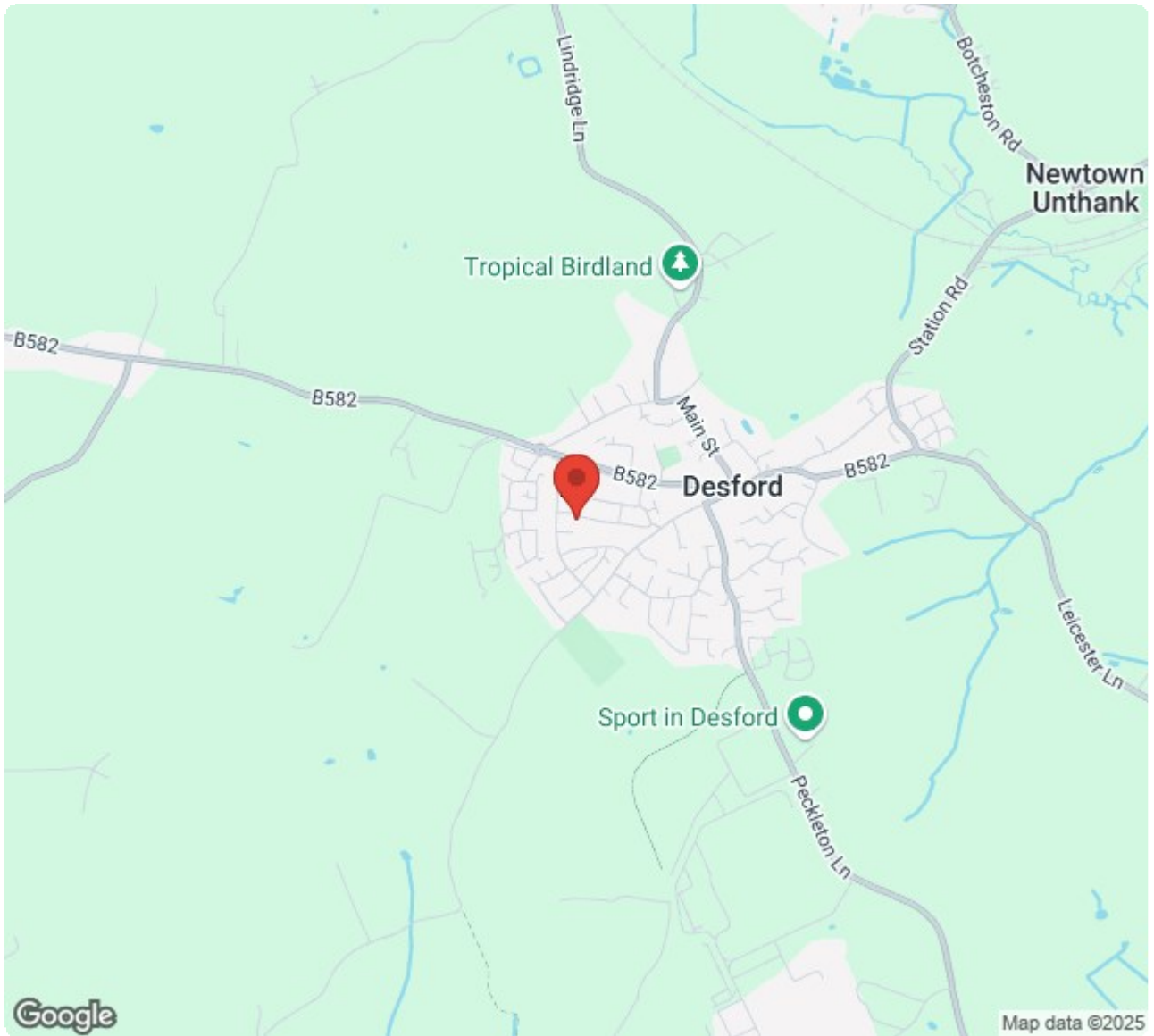
SEPARATE WC

White low level WC.

OUTSIDE

The property is set back from the road, screened behind a brick retaining wall. Full width block paved driveway to front with surrounding ornamental stone borders. A block paved pathway with surrounding raised beds and timber gate to the side of the property leads to the fully fenced and enclosed rear garden, which has been hard landscaped. Deep full width slabbed patio adjacent to the rear of the property with the remainder of the garden in decorative stone. Timber summerhouse, outside tap and light. Greenhouse. The garden has a sunny aspect.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	54	
(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		
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