

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



112 MIDDLEFIELD LANE, HINCKLEY, LE10 0RA

£350,000

NO CHAIN. Attractive traditional & spacious detached bungalow of character on a large plot. Popular and convenient location within walking distance of the town centre, The Crescent, doctors, dentists, train and bus stations and with good access to major road links. Benefitting from gas central heating and UPVC SUDG.

Offers entrance hall, lounge and kitchen. Three bedrooms, bathroom. Driveway to front leading to single garage. Front and rear gardens. Contact agent to view. Carpets included.



TENURE
FREEHOLD

COUNCIL TAX BAND - D
EPC RATING - TBC

ACCOMMODATION

Canopy porch with tiled flooring and timber and glazed door to:

ENTRANCE HALLWAY

Coving to ceiling, wall panelling, single panel radiator and Honeywell thermostat for central heating. Smoke alarm, wall lights and loft access. Door to cupboard with shelving and housing the tank and immersion for domestic hot water. Door to further cupboard with shelving and coat hooks.

LOUNGE TO FRONT

12'11" x 19'4" (3.94 x 5.90)

Feature fireplace with tiled mantle, backing and hearth incorporating a gas fire (gas fire currently disconnected) Three single panel radiators, dado rail, bow window to front and coving to ceiling.



KITCHEN

13'10" x 11'10" (4.24 x 3.61)

Terrazzo style tiled flooring. Range of floor standing white kitchen cupboards and drawers with stone effect worktops over and tiled splashbacks. White resin drainer sink with mixer tap above. Washing machine, built in Hotpoint electric oven, Hotpoint four ring hob and extractor fan above. Built in fridge freezer. Further range of wall mounted cupboard units, one housing the Baxi boiler (no longer in use) Door to useful storage cupboard with hanging rail and shelving. UPVC SUDG door to side access.



BEDROOM ONE TO REAR

9'10" x 15'1" (3.02 x 4.62)

Two single panel radiator, built in storage cupboard and UPVC SUDG door to rear garden.



BEDROOM TWO

13'4" x 10'2" (4.08 x 3.12)

Single panel radiator and coving to ceiling.



DINING ROOM/BEDROOM THREE

13'4" x 10'2" (4.08 x 3.12)

Bow window to front, single panel radiator and coving to ceiling.



BATHROOM

8'5" x 8'6" (2.57 x 2.61)

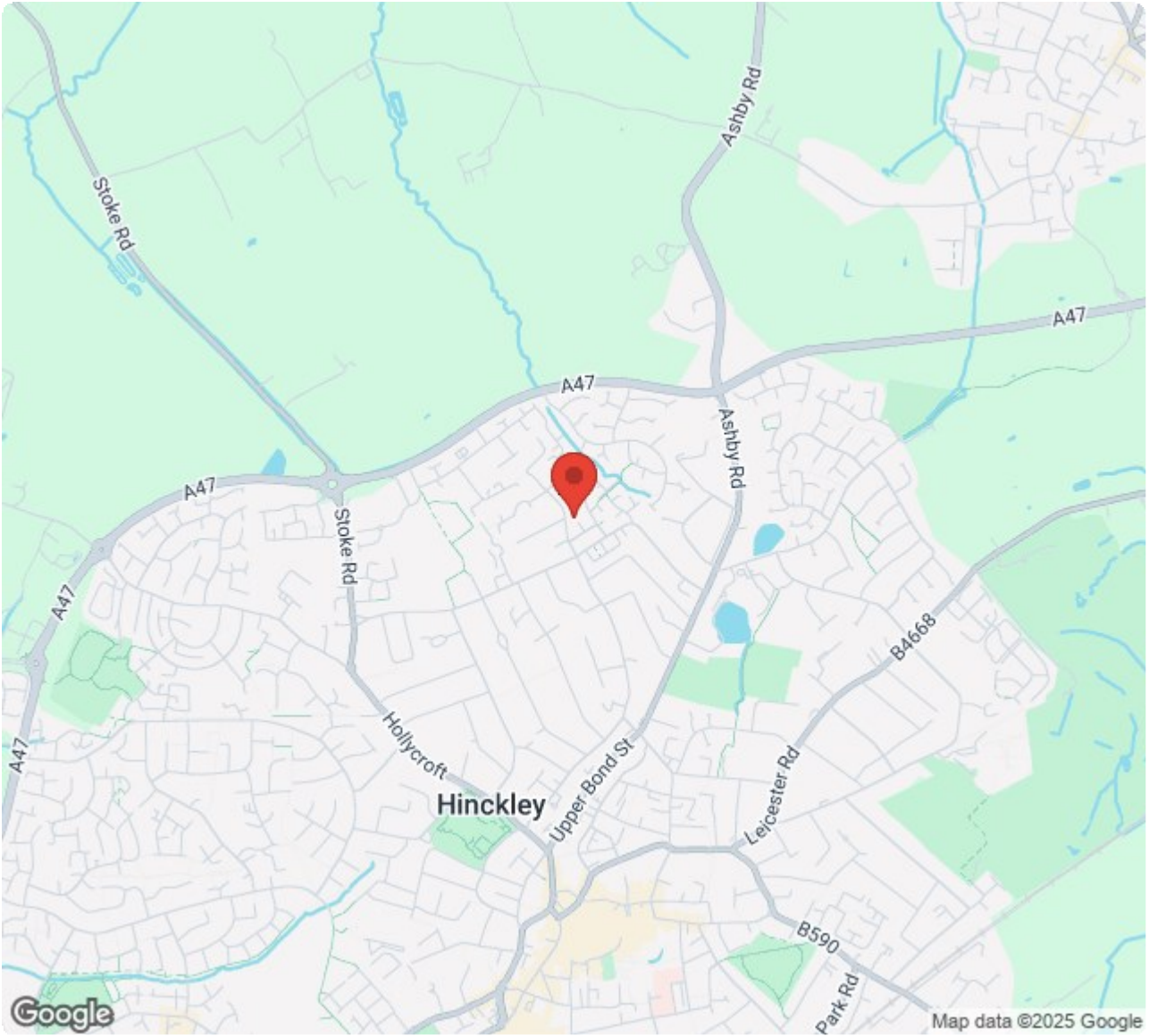
Four piece suite consisting pedestal wash hand basin, panelled bath, bidet and low level WC. Tiled surrounds and single panel radiator.



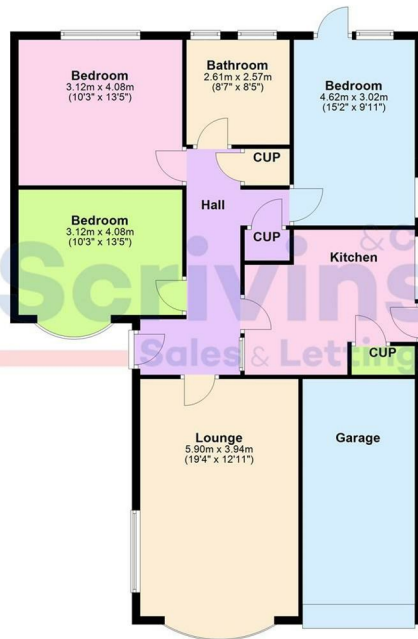
OUTSIDE

The property is well set back from the road with a Tarmacadam driveway leading to a single integral garage housing the Worcester gas central heating boiler for central heating and domestic hot water and also having a sink and electric lighting. Front garden is laid to lawn surrounded with decorative stone and mature shrubs, with slab pathway leading to front door. Beyond which is fencing and a wrought iron gate giving side access. to the rear garden. Slabbed patio adjacent to the rear of the property with remainder of the garden laid to lawn with mature shrubs and an area of decorative stone. The garden is fenced and enclosed with a solid breeze block wall to the left side. Shed included.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		