

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

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1 MORAY CLOSE, HINCKLEY, LE10 0UY

£254,000

NO CHAIN! Attractive, modern Jelson built detached bungalow on a large corner plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook school, public houses, the town centre, The Crescent, train and bus stations and good access to major road links. Well presented and much improved including white panelled interior doors, original tiled fireplace, modern fitted kitchen and shower room, modern storage heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, lounge dining room and kitchen. Two double bedrooms and shower room. Driveway to a detached garage. Large front, side and enclosed rear garden. Ample room for an extension (STPP). Contact agents to view. Carpets, curtains and light fittings included.



TENURE

Freehold

Council tax band C

ACCOMMODATION

UPVS SUDG front door to

ENTRANCE PORCH

With fitted meter cupboard, overhead lighting. Door to

FRONT LOUNGE/ DINING ROOM

12'7" x 15'0" (3.86 x 4.59)

With original tiled fireplace. slimline storage heater, TV aerial point and broadband.



INNER HALLWAY

With loft access.

BREAKFAST KITCHEN TO FRONT

8'10" x 11'3" (2.71 x 3.45)

With a fashionable range of White Ash fitted kitchen units with single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further matching floor mounted cupboard units and four drawer unit. contrasting black roll edge working surfaces above and tiled splashbacks. Appliance recess points, electric cooker point, plumbing for automatic washing machine and door further floor to ceiling storage cupboards. Slimline storage heater. UPVC SUDG door to the side of the property.



BEDROOM ONE TO REAR

10'5" x 11'10" (3.19 x 3.62)

With slimline storage heater. Door to the airing cupboard housing the lagged cylinder fitted immersion heated for domestic hot water.



BEDROOM TWO TO REAR

9'7" x 6'6" (2.94 x 2.00)

With slimline storage heater.



REFITTED SHOWER ROOM TO SIDE

7'2" x 6'0" (2.19 x 1.85)

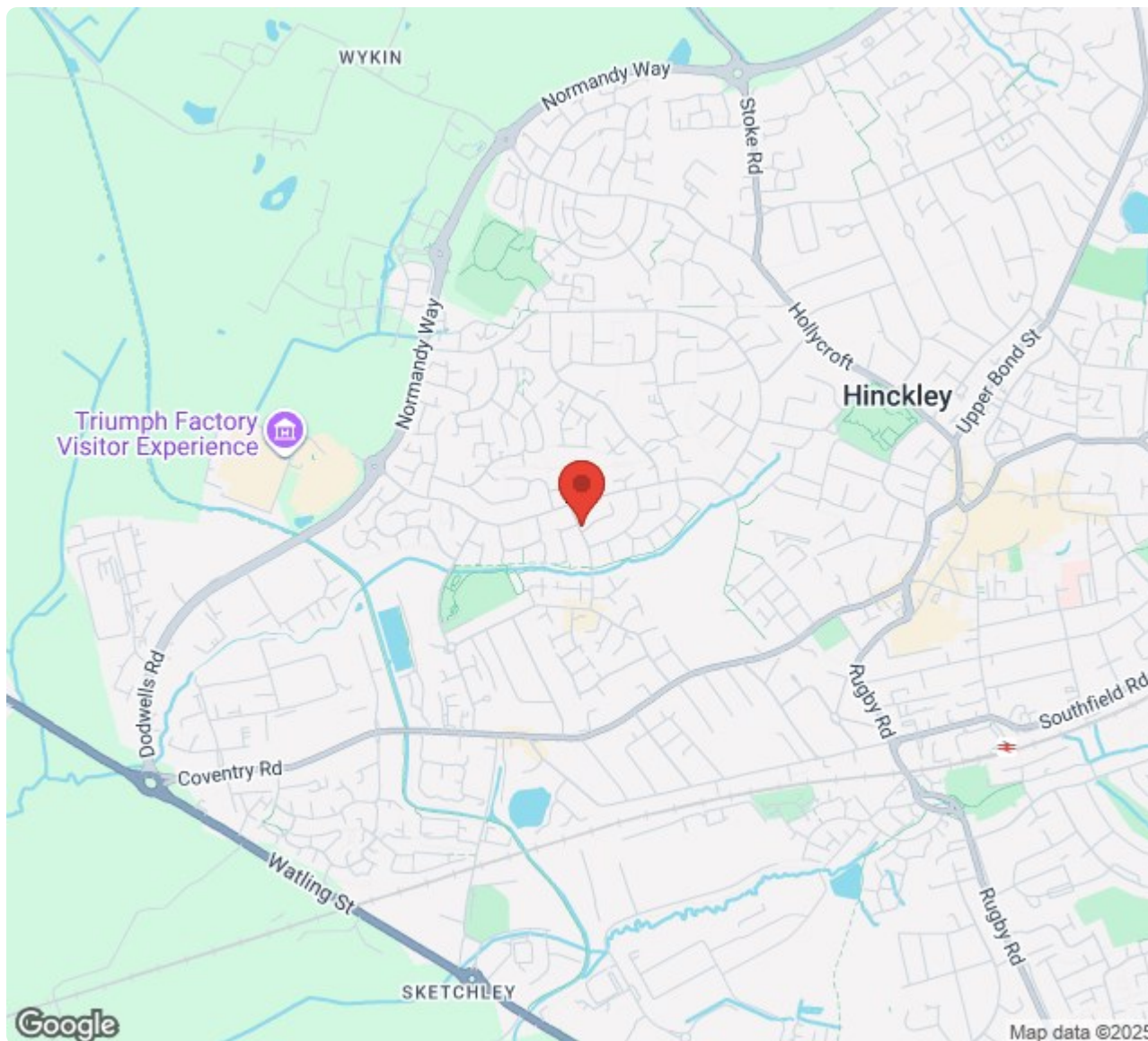
With a white suite consisting of a fully tiled walk in shower with glazed shower screen. Vanity sink unit with gloss white double cupboard beneath and low level WC. Contrasting tiled surrounds and white heated towel rail.



OUTSIDE

The property is situated on a large advantageous corner plot in a cul de sac, set back from the road, having a large front and side garden which is principally laid to lawn. A slabbed driveway to the bottom of the garden leads to a detached brick built garage with up and over door to front. A wrought iron gate and wide slabbed and lawned access leads down the right hand side of the property, with outside security light, to the rear garden which is enclosed by a high brick retaining wall and panelled fencing and is principally laid to lawn. There is ample room for a further garage or extension (subject to planning permission).





Ground Floor



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		
		69
	29	
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		



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