

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 42 LEICESTER ROAD, HINCKLEY, LE10 1LS

**OFFERS OVER £400,000**

NO CHAIN. Delightful individual built detached bungalow on a large mature sunny plot. Popular and convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentist, Leisure Centre, bus and train station, parks and good access to major road links. Well presented including solid wood interior doors with glazing, tiled flooring, feature fireplace, fitted wardrobes, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hallway, lounge, dining kitchen, conservatory, wet room, four bedrooms & bathroom. Wide driveway to garage, large sunny rear garden. Viewing recommended. Carpets, curtains and blinds included.





## TENURE

Freehold

Council tax band E

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE HALLWAY

17'7" x 6'11" (5.36 x 2.11)

With single panelled radiator, burglar alarm with keypad, inset ceiling spotlights, thermostat for the central heating. Stairway to first floor. Door to



## WET ROOM

7'4" x 7'10" (2.24 x 2.39)

With low level WC, bidet, pedestal wash hand basin with chrome mixer tap, open shower with glazed screen and wall mounted electric shower. Tiled surrounds, inset ceiling spotlights, extractor fan, chrome heated towel rail.



## KITCHEN

12'5" x 14'9" (3.81 x 4.51)

A range of white floor standing cupboard units with stone effect roll edge working surface above, tiled upstands and one and half resin drainer sink with chrome mixer tap. A further range of matching wall mounted cupboard units. Wall mounted Valiant gas boiler for central heating. With tile effect flooring and coving to ceiling. Plumbing for dishwasher. Sliding door to



## PANTRY

2'7" x 4'11" (0.81 x 1.50)

With shelving. Timber and glazed door to

## UTILITY ROOM

2'9" x 9'0" (0.84 x 2.75)

With terrazzo tiled flooring, plumbing for automatic washing machine. Wall mounted cupboard unit. UPVC SUDG door to side of the property.

## DINING ROOM

9'3" x 14'0" (2.82 x 4.29)

With single panelled radiator. Opening to



## LOUNGE

11'0" x 17'11" (3.37 x 5.48)

With two single panelled radiators. A feature fireplace timber mantle and brick built backing and hearth incorporating a electric fire. UPVC SUDG door to



## CONSERVATORY

12'1" x 11'1" (3.69 x 3.40)

With double panelled radiator, light and power. UPVC SUDG French doors to rear garden.



## FRONT BEDROOM ONE

11'0" x 15'3" (3.37 x 4.65)

With bay window to front and single panelled radiator.



## SNUG/BEDROOM FOUR

9'6" x 12'1" (2.92 x 3.69)

With single panelled radiator and bay window to front.



## FIRST FLOOR LANDING

With single panelled radiator and controls for burglar alarm. Fuse box and loft access which is partially boarded. Cupboard housing the immersion tank for domestic hot water.



### **BEDROOM TWO TO FRONT**

13'1" x 12'3" (4.00 x 3.74)

With single panelled radiator. Built in wardrobes with shelving and hanging through which you can access the eaves for further storage. Further matching chest of drawers and bedside tables.



### **BEDROOM THREE TO REAR**

12'2" x 12'5" (3.73 x 3.80)

With single panelled radiator. Freestanding wardrobes with shelving and hanging with matching drawers and bedside tables. Storage into the eaves.



### **FAMILY BATHROOM**

8'2" x 7'2" (2.50 x 2.19)

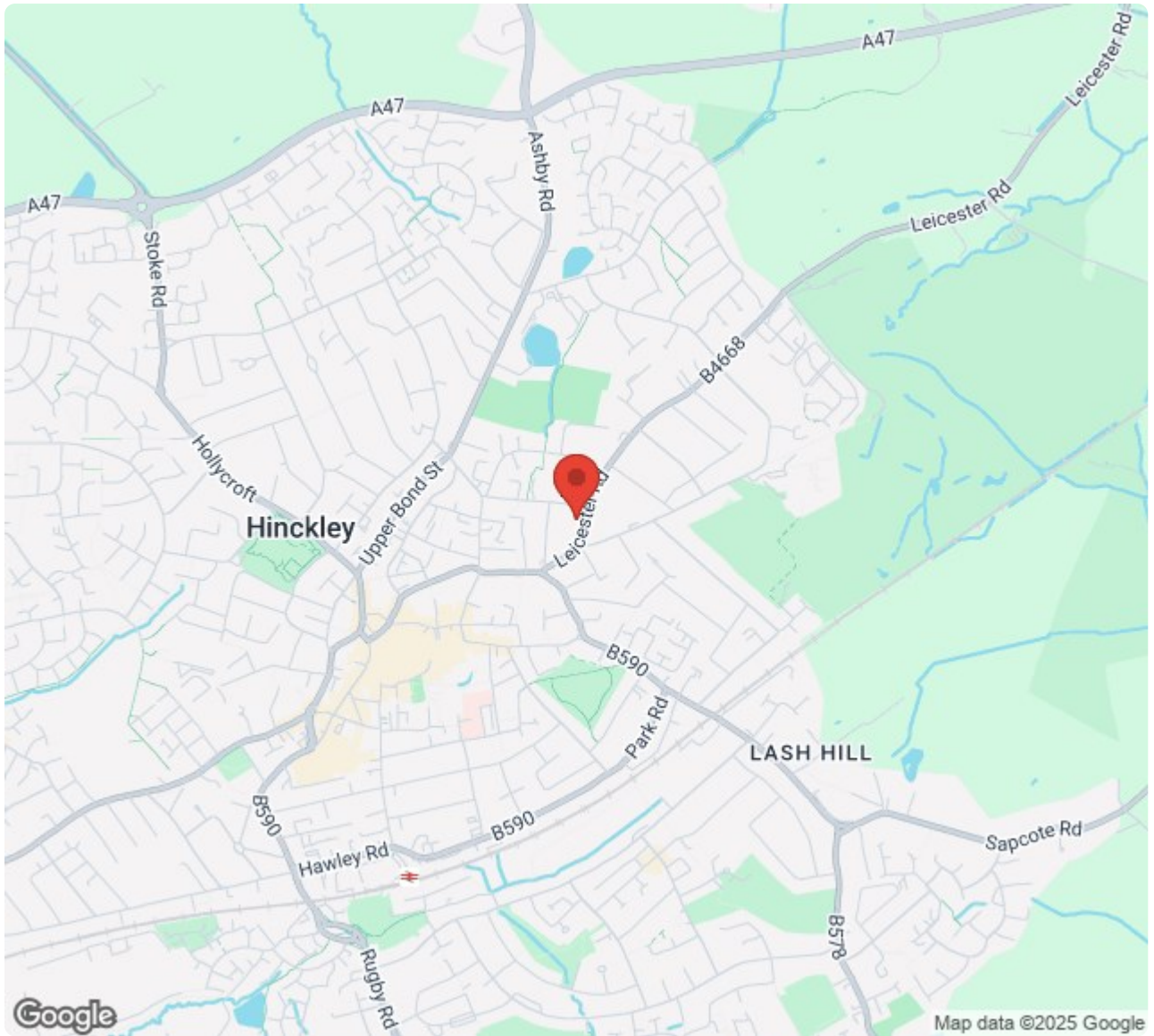
With a five piece suite consisting of a low level WC, bidet, vanity sink unit, corner shower cubical with wall mounted electric shower and a large corner bath. Tiled surrounds and single panelled radiator.



### **OUTSIDE**

The property is nicely situated, set well back from the road with a tarmacadam driveway to front offering ample car parking and leading to a single garage With white up and over door to front, power, lighting and houses the gas and electric meters. The remainder of the front garden is principally laid to lawn and enclosed by wrought iron fencing. The rear garden is fully fenced and enclosed with a slabbed patio adjacent to the rear of the proeprty. Beyond a brick retaining wall the remainder of the garden is principally laid to lawn with surrounds beds and outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	75
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		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91)		
A		
(69-80)		
B		
(55-68)		
C		
(39-54)		
D		
(21-38)		
E		
(1-20)		
F		
G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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