

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

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11 HILLSIDE ROAD, HINCKLEY, LE10 2LX

ASKING PRICE £240,000

NO CHAIN. Traditional semi detached bungalow on a good sized mature plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, local schools, the village centre, Hinckley town centre and with good access to the A5 and M69 motorway. In need of updating, benefitting from gas central heating and UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, kitchen. Two bedrooms and bathroom. Driveway leading to car port. Large rear garden. Contact agents to view. Carpets, curtains and light fittings included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Canopy porch to UPVC SUDG door to

ENTRANCE HALLWAY

9'11" x 3'5" (3.04 x 1.06)

With wall mounted fuse board, timber storage cupboard housing the electric meter. British gas heating thermostat, timber storage for coats. Smoke alarm, pull down ladder for access to family room. Door to

BEDROOM ONE TO FRONT

10'5" x 12'4" (3.18 x 3.78)

With single panelled radiator. Door to



BEDROOM TWO TO FRONT

11'0" x 10'11" into the bay window (3.36 x 3.33 into the bay window)

Double panelled radiator, built in wardrobes consisting of two double wardrobes with shelving and hanging rails, matching chest of drawers with mirror above. Door to



LOUNGE TO REAR

14'0" x 14'11" (4.27 x 4.55)

With double panelled radiator, smoke alarm, feature fireplace with timber mantle, PVC backing and hearth incorporating a gas fire, bespoke built in cupboards into the alcoves incorporating drawers and shelving. Door to



KITCHEN TO REAR

10'4" x 9'1" (3.17 x 2.77)

With a range of floor standing solid wood kitchen cupboard units with laminated roll edge working surfaces. Stainless steel drainer sink with chrome taps. Further matching range of wall cupboard units, one housing the Worcester gas boiler for central heating. UPVC SUDG door to rear garden. Door to



BATHROOM

7'4" x 6'0" (2.26 x 1.83)

Three piece suite consisting of low level WC, pedestal wash hand basin with chrome taps, panelled bath with chrome taps, Triton electric wall mounted shower above, tiled surrounds. Double panelled radiator, timber cupboard housing the immersion tank for domestic hot water.



FAMILY ROOM

11'1" x 13'5" (3.38 x 4.09)

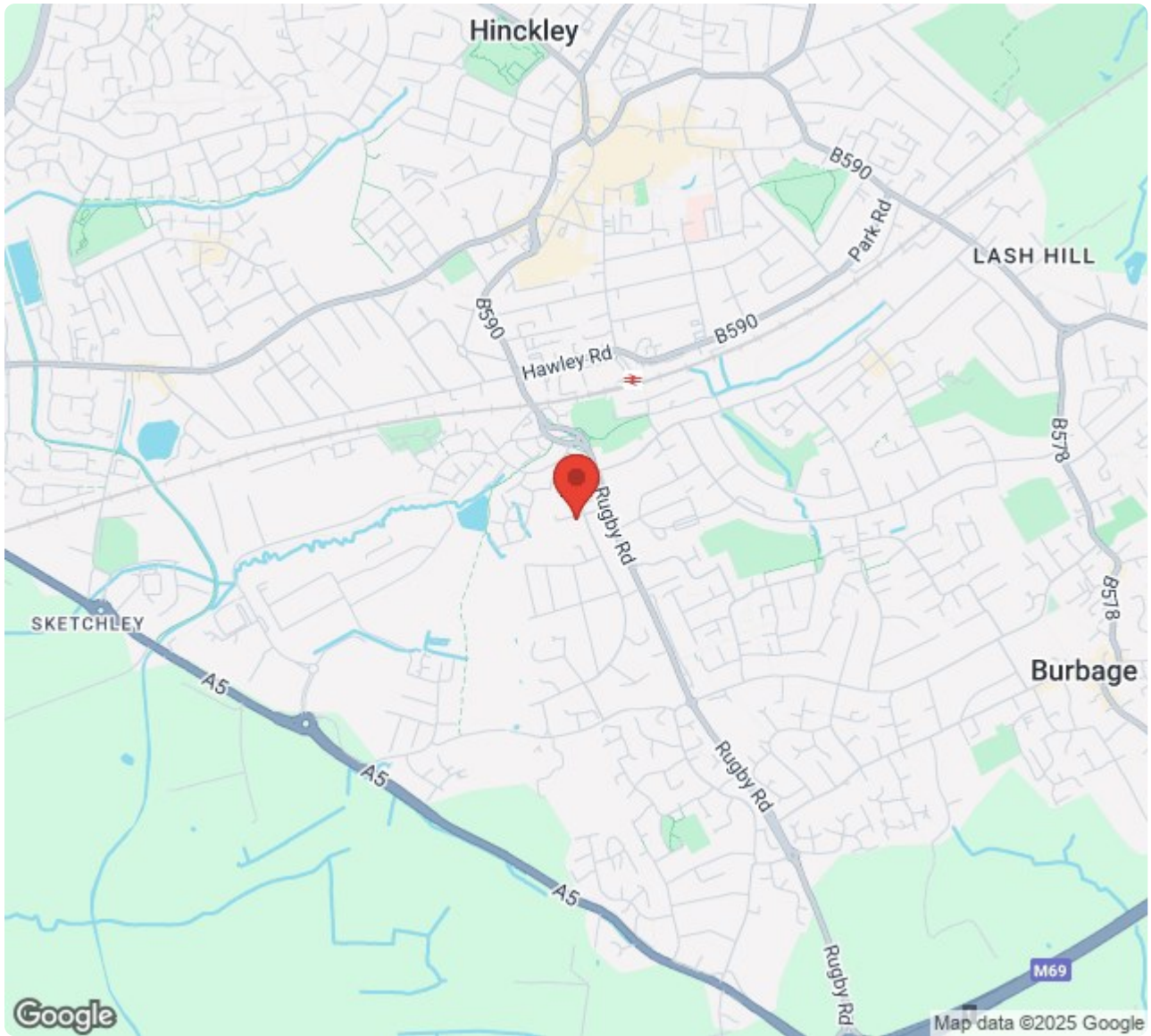
With Velux window and storage into the eaves.



OUTSIDE

The front of the property has a concrete slabbed driveway leading to a carport, the front garden is predominantly laid to lawn surrounded by bedding with mature shrubs and picket fencing. A concrete slabbed pathway leads to the rear garden which has a concrete slabbed patio adjacent to the rear of the house, the garden is predominantly laid to lawn, fenced and enclosed with a timber shed and greenhouse, small pond and outside tap.

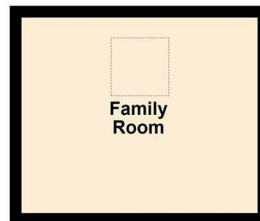




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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