

# Scrivins & Co

## Sales & Lettings

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**269 STATION ROAD, MARKET BOSWORTH, CV13 0PE**

**ASKING PRICE £340,000**

NO CHAIN. Extended and refurbished semi detached bungalow of character with a detached annexe and open views to front. Block built and timber panelled construction. Sought after and convenient historic location within walking distance of the village centre including the square with shops, schools, doctors, dentists, bus service, recreational facilities, restaurants, public houses, Ashby Canal and good access to major road links. Immaculately presented including original panelled interior doors, strip pine flooring, wood burning stoves, spiral stairway, modern fitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, open plan lounge dining room and kitchen. Three good bedrooms and bathroom. Detached annexe with open plan bed sitting room and shower room. offering opportunity for Airbnb. Ample car parking. Good sized sunny rear gardens with shed and summer house. Viewing recommended. Carpets included.





## TENURE

Freehold

Council Tax Band B

## ACCOMMODATION

Attractive pillar box red UPVC SUDG colour leaded front door to

## ENTRANCE PORCH

Entrance Porch with outside lighting, ceramic tiled flooring with pitched roof and beams to ceiling, double power point, glazed door leads to

## ENTRANCE HALLWAY

With a single panel radiator, attractive white original interior door leading to

## EXTENDED OPEN PLAN LOUNGE/DINER TO REAR

24'11" x 21'7" (7.61 x 6.59)

The lounge area with two feature fireplaces, one with a raised slate hearth with solid oak beam above incorporating a black cast iron multifuel stove. Built in full height corner cabinet and shelving to side alcove. Three SUDG velux windows in the roofline. The other feature fireplace with ornamental wooden pairing surrounds, raised wooden hearth incorporating a black cast iron multifuel stove, feature cast iron period style radiator. Feature cast iron spiral stairway leading to the loft. Feature archway leads to the dining area to rear. Feature interior colour leaded glazed interior windows. UPVC SUDG french doors leading to the rear garden with made to measure shutters.



## KITCHEN

12'4" x 9'11" (3.76 x 3.04)

The kitchen with a range of cream fitted kitchen units consisting inset single drainer resin sink unit, chrome mixer tap above, double base unit beneath. Further matching floor mounted cupboard units, three drawer unit, contrasting beech finish roll edge working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath. Tiled splashbacks further matching wall mounted cupboard units, including one display unit with glazed doors, radiator, ceramic tiled flooring. Appliance reset points, plumbing for washing machine, ceramic tiled flooring, beams to ceiling. Further wall mounted cupboard housing the electric meter and the new consumer unit. Full height double doors leading to a pantry with fitted shelf, power point also houses the Baxi gas combination boiler for central heating and domestic hot water with wireless digital programmer. UPVC SUDG door leading the side of the property.



### **BEDROOM ONE TO FRONT**

11'5" x 12'11" (3.50 x 3.96)

L shaped with feature Victorian style cast iron fireplace, original strip pine flooring, radiator.



### **BEDROOM TWO TO FRONT**

9'1" x 9'10" (2.78 x 3.02)

With painted original wood strip flooring, radiator.



### **BEDROOM THREE TO FRONT**

6'11" x 9'11" (2.11 x 3.04)

With a range of fitted bedroom furniture consisting of two tall storage cupboards, bridge of cupboards above the bed head and bedside tables, radiator.



### **BATHROOM TO REAR**

12'0" x 4'10" (3.67 x 1.49)

With white suite consisting of a panelled bath, mixer tap and shower attachment above, glazed shower screen side, pedestal wash hand basin, low level WC, wood finish laminate wood strip flooring. Painted tongue and groove wood panel surround, double panel radiator.



## OUTSIDE

The property is nicely situated overlooking open fields to front, set back from the road, having impressive frontage screened behind mature hedging. To the front of the property is a full width stone driveway offering ample car parking with timber log stores and timber shed, outside tap, lighting and power point. With UPVC SUDG front door leading to Annex. Wrought iron gate and slab pathway lead down the side of the property where there are well stocked raised beds leading to the rear of the property where there is a timber shed, a further ornamental wrought iron gate leads to the rear garden is enclosed by panel fencing and mature hedging, having a deep slabbed and stoned patio adjacent to rear of the property beyond which is an ornamental pond and waterfall. Beyond which the garden is principally laid to lawn with surrounding beds and borders, also a further large patio. The garden has a sunny aspect. The top of the garden there is a timber log cabin measuring (3.05m x 4.02m with wood panel and SUDG doors to front, SUDG windows, also has power.



## DETACHED OPEN PLAN ANNEX TO FRONT

12'5" x 19'0" (3.80 x 5.80)

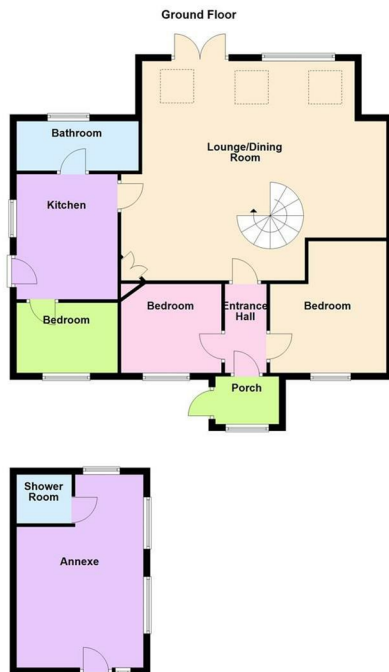
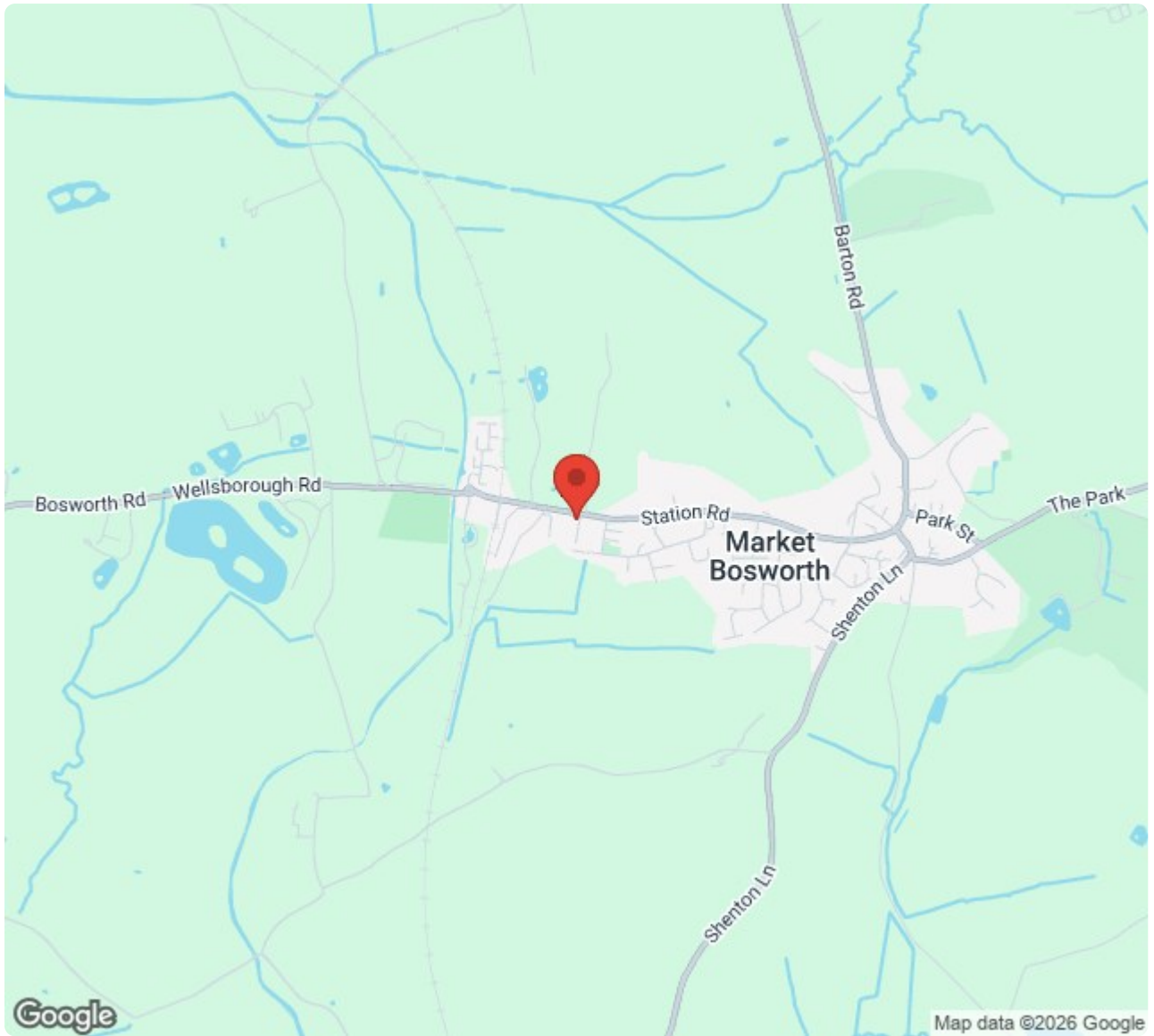
UPVC SUDG door to open plan bed sitting area with laminate strip flooring, two built in wardrobes in white, TV aerial point, all power points and light fittings are in brushed chrome with USB points. Two overhead bed lights. Vaulted ceiling with inset ceiling spot lights and wired in smoke alarm. The fitted kitchen area with a fashionable range of blue fitted kitchen units, soft closed doors, consisting inset grey single drainer resin sink unit, chrome mixer tap above, cupboard beneath. Further matching floor mounted cupboard units, three drawer unit, contrasting white marble finish work surfaces above with inset four ring ceramic hob unit, double fan assisted oven with grill beneath, black chimney extractor above. Also a integrated fridge and washing machine, laminate wood strip flooring. Oak panel interior doors lead to

## SHOWER ROOM

5'5" x 3'4" (1.66 x 1.04)

With white suite consisting of a fully tiled walk in double shower with glazed shower screen. Low level WC, vanity sink unit, black heated towel rail, laminate wood strip flooring. Two wall lights, extractor fan.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	53	71
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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