

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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14 HALL ROAD, HINCKLEY, LE10 2LU

OFFERS IN THE REGION OF £400,000

DOUBLE GARAGE! Impressive extended detached bungalow on a good sized corner plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, the village centre, Hinckley town centre, train and bus stations with easy access to the A5 and M69 motorway. Modern and refurbished the property benefits from refitted kitchen, & bathroom, oak panelled interior doors, coving, Karndean flooring, Hammonds fitted wardrobes and feature fireplace with gas fire. Spacious property offers entrance porch, entrance hallway, lounge and kitchen. Two double bedrooms and bathroom with shower. Wide driveway to double garage. Front and enclosed good sized rear garden with summer house. Carpets, shutters, blinds, light fittings included.



TENURE

Freehold
Council Tax Band D
EPC Rating D

ACCOMMODATION

Attractive composite front door to

ENTRANCE PORCH

With Karndean flooring and attractive oak panelled and glazed door to the

ENTRANCE HALLWAY

With Karndean flooring, coving to ceiling and double panelled radiator. Loft access, the loft is fully boarded and insulated with pull down ladder and light. Attractive oak panelled interior door to



LOUNGE TO FRONT

15'8" x 13'8" (4.79 x 4.17)

With feature fireplace incorporating a gas fire with tiled hearth and a composite surround, double panelled radiator, coving to ceiling and telephone point. Attractive oak panelled interior door to



BEDROOM ONE TO REAR

10'5" x 11'11" (3.19 x 3.64)

With a range of Hammonds fitted wardrobes consisting drawers and wardrobes and bedside tables, double panelled radiator. The windows have fitted shutters. Door to



BEDROOM TWO TO FRONT

10'5" x 9'10" (3.19 x 3.02)

With a range of Hammonds fitted wardrobes with rails and shelving, double panelled radiator. Attractive oak panelled interior door to



REFITTED BATHROOM

6'8" x 6'9" (2.05 x 2.07)

With P shaped panelled bath with mixer shower above and fully tiled surrounds, Karndean flooring, vanity sink unit and low level WC. Black heated towel rail and wall mounted mirror fronted bathroom cabinet, inset ceiling spotlights and extractor fan. Oak panelled interior door to



REFITTED KITCHEN TO REAR

11'4" x 11'5" (3.47 x 3.50)

With a fashionable range of floor standing cupboard units with working surfaces above. Inset composite large sink with drainer and mixer tap above and cupboard beneath. Range cooker included with five ring gas hob and stainless steel extractor hood above with double oven and grill. There is also an integrated fridge freezer and integrated dishwasher and Kenwood washing machine. Further range of wall mounted cupboard units including tall larder units and a professional tall heated radiator, inset ceiling spotlights and Karndean flooring. Attractive composite door to outside.



OUTSIDE

The property is nicely situated on an advantageous corner plot set well back from the road with a wide tarmacadam driveway which leads to a brick built double garage with electric up and over door to from with light and power. There is a low level brick retaining wall and paving down the side of the property through double wrought iron gates is a block paved pathway which leads to the summer house/cabin. The front of which has doors to a store with light and power and the rear offering an entertaining space. There is outside lighting and the gas meter. To the rear of the property is a good sized fenced and enclosed rear garden with a large patio areas and a timber shed. There is also raised sleeper beds which are well established and stocked and the remainder of the garden is laid to lawn.

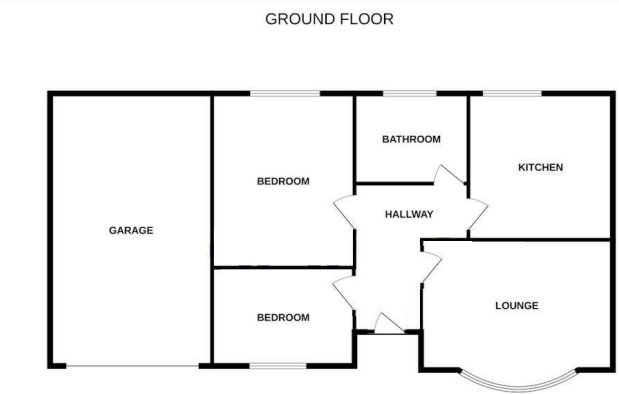
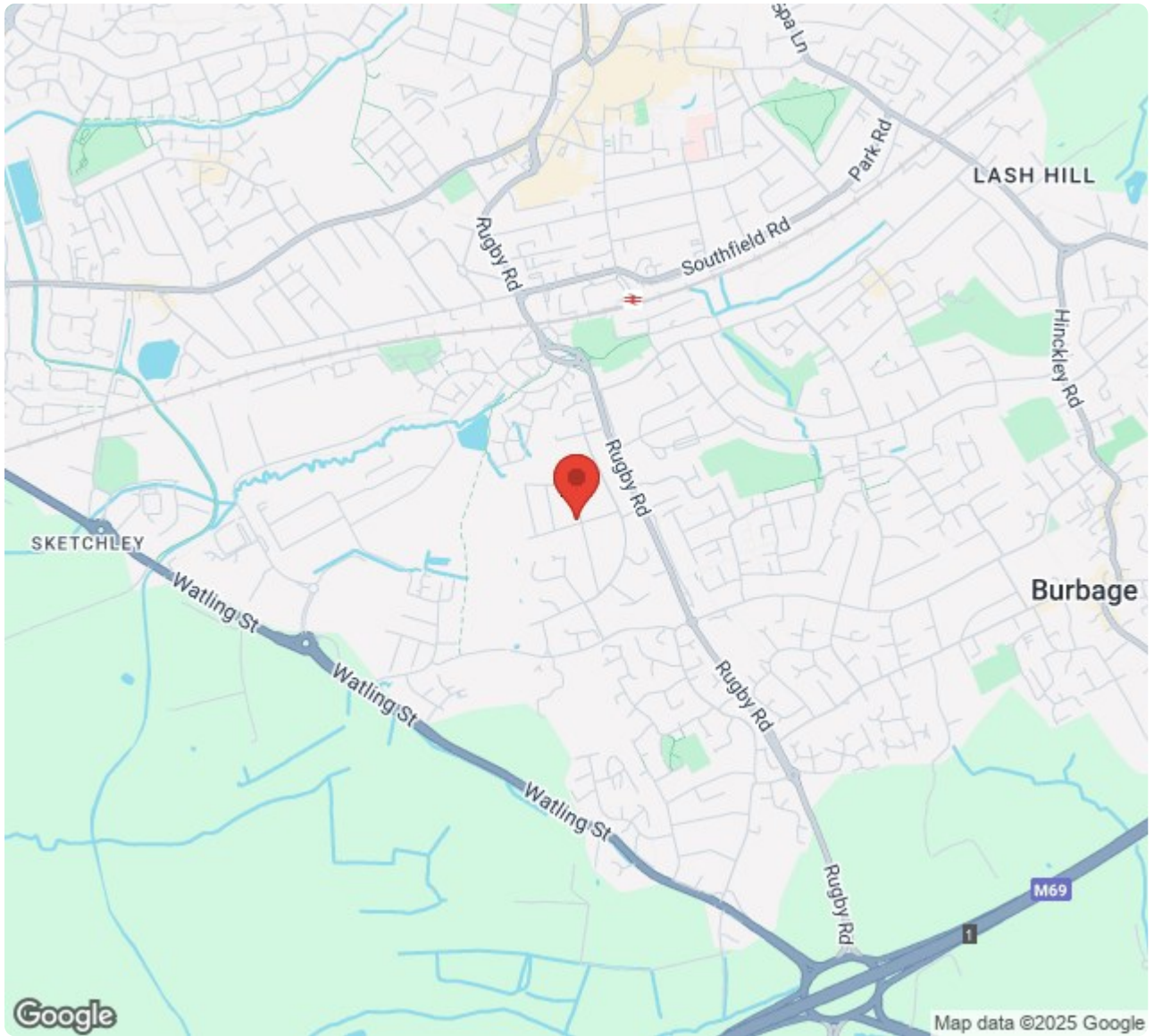


SUMMER HOUSE

9'10" x 10'3" (3.02 x 3.13)

This is block built and cladded with Karndean flooring, dimplex wall mounted electric heater, inset ceiling spotlights and power.





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		
	61	70
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		
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