

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

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2 DOCTOR COOKES CLOSE, LEICESTER, LE9 8EZ

ASKING PRICE £200,000

NO CHAIN. A modern semi-detached bungalow. Sought after and highly convenient cul-de-sac location of similar properties within easy walking distance of the village centre including shops, Doctors, Dentists, school, recreational facilities, bus service, public houses and with good access to major road links. Well presented and much improved including modern kitchen and refitted shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, lounge, inner hallway, kitchen and UPVC SUDG conservatory/dining room. 2 good sized bedrooms and bathroom with shower. Driveway to carport. Front and enclosed rear garden. Contact agents to view. Carpets, curtains, blinds and light fittings included.



TENURE

Council Tax Band B

ACCOMMODATION

UPVC SUDG door to

ENTRANCE PORCH

6'10" x 3'4" (2.10 x 1.03)

With a timber and glazed door to

LOUNGE

14'11" x 11'9" (4.55 x 3.60)

With wood effect laminate flooring, double panel radiator, TV aerial point, feature fireplace with timber mantel and hearth incorporating an electric fire. Panel door to

INNER HALLWAY

2'7" x 10'2" (0.81 x 3.12)

With wood effect laminate flooring, single panel radiator, smoke alarm, doorbell chime, Honeywell heating thermostat, intruder alarm, keypad. Opening to

CONSERVATORY

13'7" x 9'6" (4.15 x 2.91)

With tiled flooring, electric and lighting.

KITCHEN

7'3" x 11'5" (2.23 x 3.50)

With tiled flooring, a range of floor standing beechwood kitchen cupboard units with free standing oven with four ring gas hob, extractor above. Free standing washing machine, fridge and freezer, stone effect working surfaces, stainless steel sink with chrome mixer tap, tiled splashbacks. Further matching range of wall cupboard units including a larder unit, Worcester combination boiler for gas central heating and domestic hot water. Door to

SHOWER ROOM

5'5" x 6'6" (1.66 x 2.00)

With tiled flooring, three piece suite consisting of vanity wash hand basin with storage beneath, chrome mixer tap, low level WC. Shower tray with shower screen, wall mounted electric shower, chrome towel heater, tiled surrounds. Door to

BEDROOM ONE

10'6" x 8'10" (3.22 x 2.70)

With a single panel radiator.

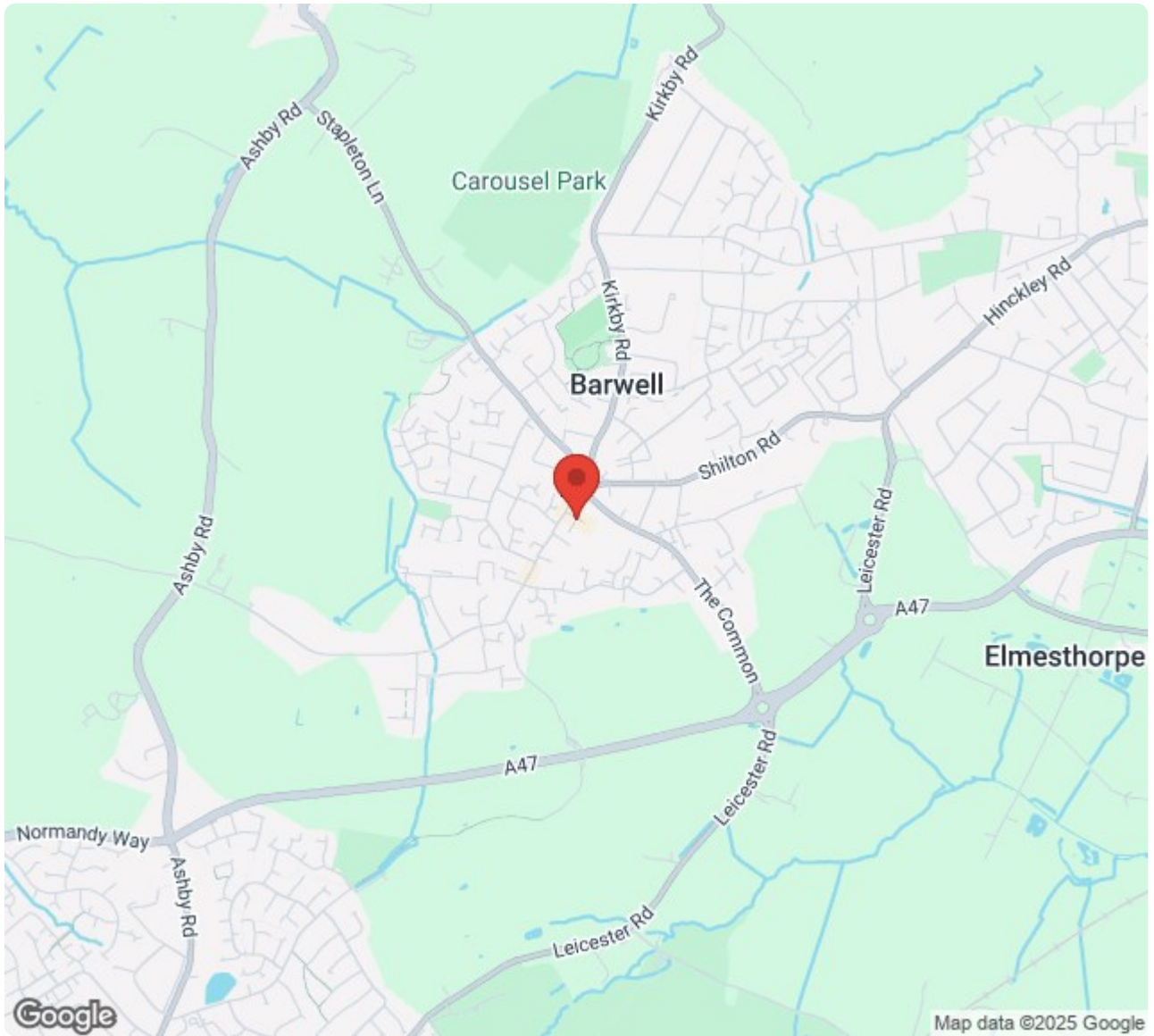
BEDROOM TWO

10'6" x 9'6" (3.22 x 2.92)

With single panel radiator, loft access.

OUTSIDE

The property is set back from the road with a concrete slab path to the front door, surrounded by decorative stone. Tarmacadam driveway leading to a carport with outside lighting. To the rear of the property is a decorative stone laid garden with a concrete slabbed patio. The garden is fenced and enclosed with a raised bark bed timber shed.



Ground Floor
Approx. 66.5 sq. metres (715.7 sq. feet)



Total area: approx. 66.5 sq. metres (715.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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