

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

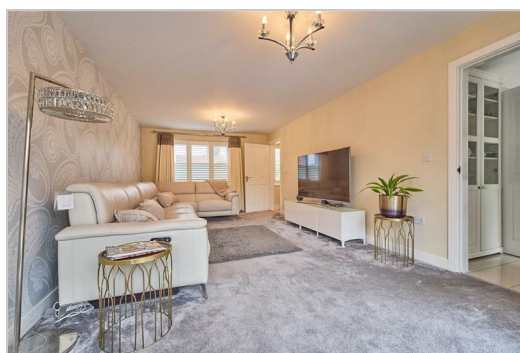
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5 LOCKEYMEAD DRIVE, DESFORD, LE9 9JW

ASKING PRICE £450,000

Stunning, spacious, modern four bedroom detached home. Sought after and popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, open countryside, bus service, recreational facilities, takeaways, public houses and with good access to major road links. The property is immaculately presented, benefitting from stylish interior doors, fitted wardrobes, window shutters, bi-folding doors, gas central heating and UPVC SUDG (sealed unit double glazing). Accommodation offers entrance hallway, lounge, study/playroom, separate WC & an exceptional open plan kitchen/dining space with integrated appliances including fridge/freezer, dishwasher, oven & hob & utility room. Four bedrooms (one with en suite shower room) and family bathroom. Enclosed rear garden with patios & shed. Driveway to garage front offering parking.



TENURE

Freehold
Council Tax Band E
EPC Rating C

ACCOMMODATION

Canopy pitched and tiled porch to composite front door to

ENTRANCE HALLWAY

6'3" x 14'2" (1.93 x 4.34)

With tiled flooring, smoke alarm, doorbell chime, single panelled radiator. White shutter blinds which are included. Panelled door to under stairs storage cupboard housing the electrical fuse board.



DOWNSTAIRS WC

4'2" x 5'2" (1.28 x 1.59)

With tiled flooring, single panelled radiator, pedestal wash hand basin with chrome mixer taps, low level WC and tiled surrounds. Extractor fan, wall mounted mirror fronted storage unit.

OFFICE/PLAYROOM

10'3" x 8'11" (3.14 x 2.74)

With single panelled radiator with various storage units (which are included), drawers and shelving. TV Aerial point



LOUNGE

11'3" x 23'2" (3.44 x 7.07)

With two TV aerial point, double panelled radiator, full width three panel grey bi-folding doors to rear garden, grey upstanding fashionable radiator. Thermostat for central heating.



DINING/KITCHEN AREA

16'11" x 14'8" (5.17 x 4.49)

With tiled flooring, two double panelled radiators, a range of cream gloss fashionable floor standing kitchen cupboard units with granite working surfaces above, inset black resin sink unit, with mixer taps above. AEG ceramic induction hob, extractor hood above, double Samsung oven, doubling up as an air fryer and microwave. Built in Bosch dishwasher, built in fridge freezer. Further matching range of wall cupboard units, two Velux windows, inset ceiling spotlights. UPVC SUDG (Sealed unit double glazing) French doors to the rear garden.



UTILITY ROOM

5'10" x 5'2" (1.80 x 1.60)

With tiled flooring, single panelled radiator. Floor standing matching kitchen cupboards with granite worktop, built in Hotpoint washing machine and Mison heating thermostat, matching wall cupboard units, one housing the Ideal boiler for domestic hot water and gas central heating. Composite door for side access.



FIRST FLOOR LANDING

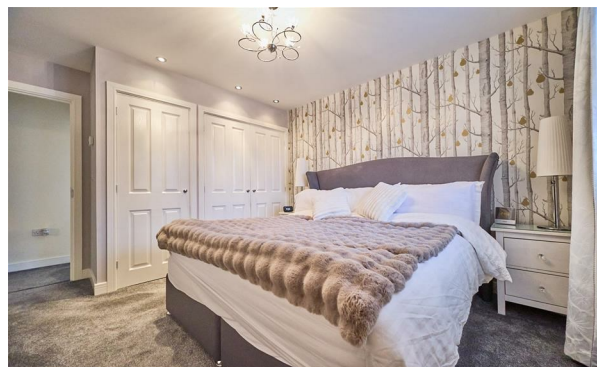
With white spindle balustrades, single panelled radiator. Loft access. Panelled door to storage cupboard housing the immersion tank for domestic hot water.



MASTER BEDROOM ONE TO FRONT

11'5" x 13'2" (3.50 x 4.03)

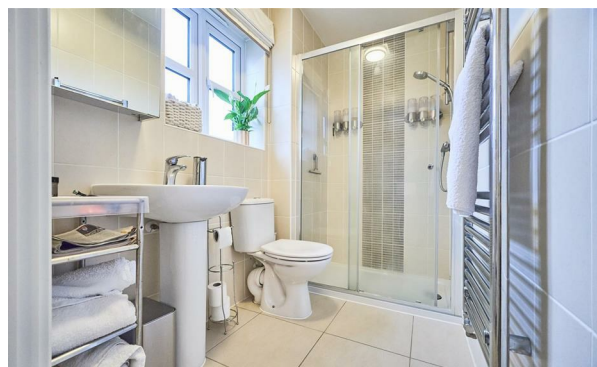
With built in wardrobes with shelving and hanging rails, single panelled radiator. TV aerial point. Panelled door to En suite



EN-SUITE SHOWER ROOM

7'6" x 4'6" (2.29 x 1.39)

With tiled flooring, pedestal wash hand basin with chrome mixer taps, low level WC. Glazed shower enclosure with bar shower, tiled surrounds, extractor fan. Chrome heated towel rail and mirror fronted storage unit.



BEDROOM TWO TO FRONT

13'9" x 10'5" (4.21 x 3.19)

With single panelled radiator, TV aerial point.



BEDROOM THREE TO REAR

10'2" x 10'8" (3.11 x 3.26)

With single panelled radiator, built in mirror fronted wardrobes with shelving and hanging rails, TV aerial point.



BEDROOM FOUR TO REAR

9'9" x 9'7" (2.98 x 2.93)

With single panelled radiator, TV aerial point, mirror fronted storage units with shelving (which are included).



FAMILY BATHROOM

6'3"x 5'10" (1.93x 1.80)

With tiled flooring, three piece suite consisting of low level pedestal wash hand basin, chrome mixer tap, low level WC, panelled bath with chrome mixer tap, glazed shower screen with bar shower above, inset spotlight and extractor fan. Chrome heated towel rail and mirror fronted storage unit.

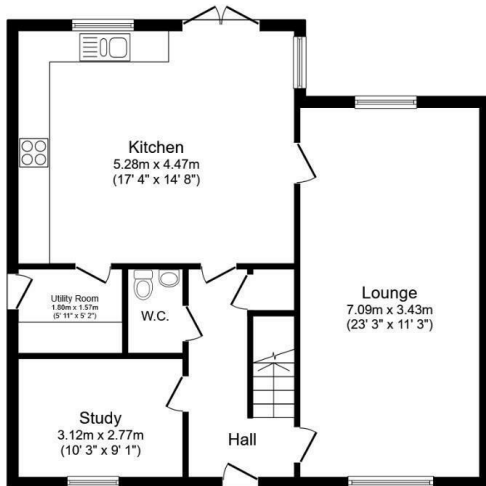
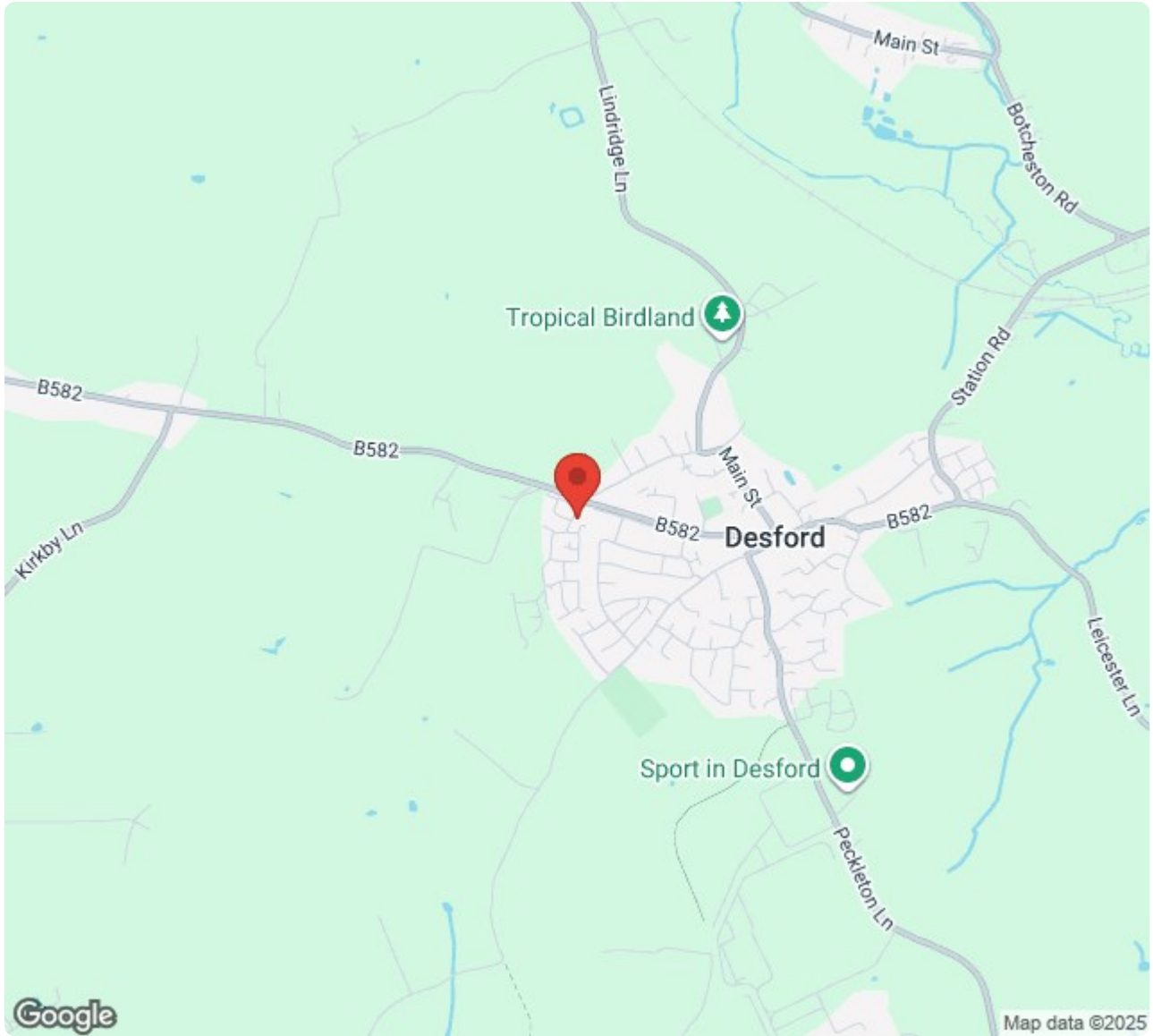


OUTSIDE

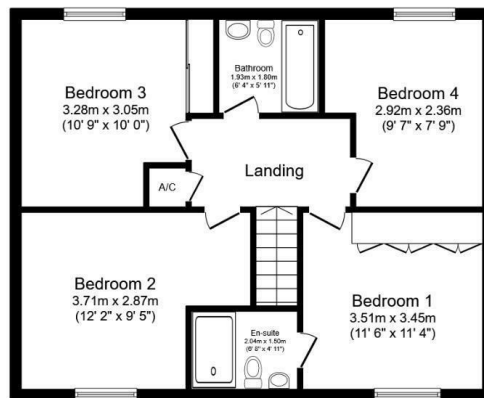
The property to front has a concrete slabbed path leading to the front door. The front garden is predominantly laid to artificial turf bordered by mature shrubs, there is a tarmac driveway leading to a single garage with electric door, electric and lighting, timber pedestrian gate to rear garden with slabbed patio adjacent to the rear of the house. The garden is well landscaped with further slabbed patio and timber sleeper patio, water feature, raised sleeper, mature beds and hedging. The garden is fenced and enclosed with timber shed, electric and lighting with outside water tap, there are also two water features in the garden.







Ground Floor
Floor area 70.6 sq.m. (760 sq.ft.)



First Floor
Floor area 62.8 sq.m. (676 sq.ft.)

Total floor area: 133.4 sq.m. (1,436 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
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