Scrivins & Co
Sales & Lettings

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

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9 DOVECOT CLOSE, CONGERSTONE, CV13 6PE

OFFERS IN THE REGION OF £350,000

Outstanding three bedroom family home with excellent countryside views to rear. Highly sought after village location within walking distance of the primary school. public houses and Ashby canal. Well presented the property benefits from a range of good quality fixtures and fittings including attractive white panelled interior doors, modern kitchen & bathroom, wired in smoke alarms, gas central heating and UPVC double glazing. The accommodation offers entrance hallway, WC, lounge and dining kitchen. Three bedrooms (master with fitted bedroom furniture and ensuite shower room) and family bathroom with shower. Driveway to rear leads to garage en bloc. Carpets, blinds, curtains, white good and EV charger included.

TENURE
Freehold
Council Tax Band C
EPC Rating C

ACCOMMODATION
Attractive composite front door to the

ENTRANCE HALLWAY
With laminate wood strip flooring. Attractive white panelled interior door to

SEPARATE WC
With low level WC, pedestal wash hand basin, double panelled radiator. Attractive white panelled interior door to

LOUNGE TO FRONT
17'6" x 15'6" (5.34 x 4.74)
with stairway to first floor with white spindle balustrades and double panelled radiator, TV aerial point and some chrome switches and power points. Two double panelled radiators. Attractive white panelled double doors to

KITCHEN/DINER TO REAR
9'11" x 15'6" (3.03 x 4.73)

DINING AREA
With UPVC SUDG doors to the garden with laminate wood strip flooring, an archway through to the

FITTED KITCHEN AREA

With a range of floor standing cupboard units in cream with roll edge working surfaces above. Inset one and a half bowl stainless steel sink and drainer with mixer tap and cupboard beneath. Logic washing machine is included as well as an integrated Neff electric oven, grill with four ring gas hob, Neff extractor hood above and a Samsung fridge freezer. Further range of wall mounted cupboard units, one cupboard housing the Gloworm gas condensing boiler for the central heating.

FIRST FLOOR LANDING

With loft access with pull down ladder. The loft is boarded, wired in smoke alarm. Double panelled radiator. Attractive white panelled interior door to

BEDROOM ONE TO FRONT

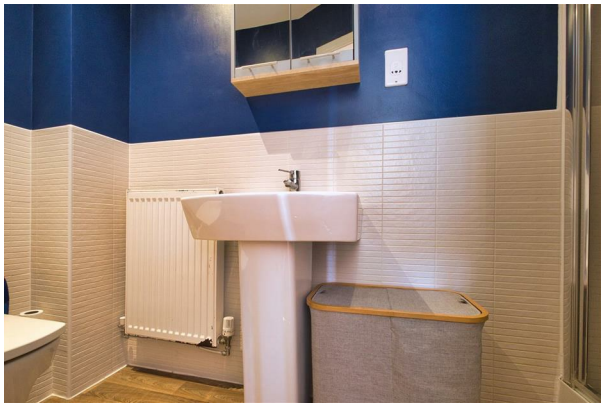
9'4" x 13'1" (2.87 x 4.00)

With a range of fitted furniture consisting two double wardrobes with rails and shelving as well as a fitted dressing table with drawers and cupboard. TV aerial point. Door to

EN-SUITE SHOWER ROOM

9'4" x 4'0" (2.86 x 1.24)

With enclosed shower cubicle with glazed shower screen and mixer shower with inset ceiling spotlights and tiled surrounds, low level WC and pedestal wash hand basin. Double panelled radiator and vinyl flooring, extractor fan. Door to



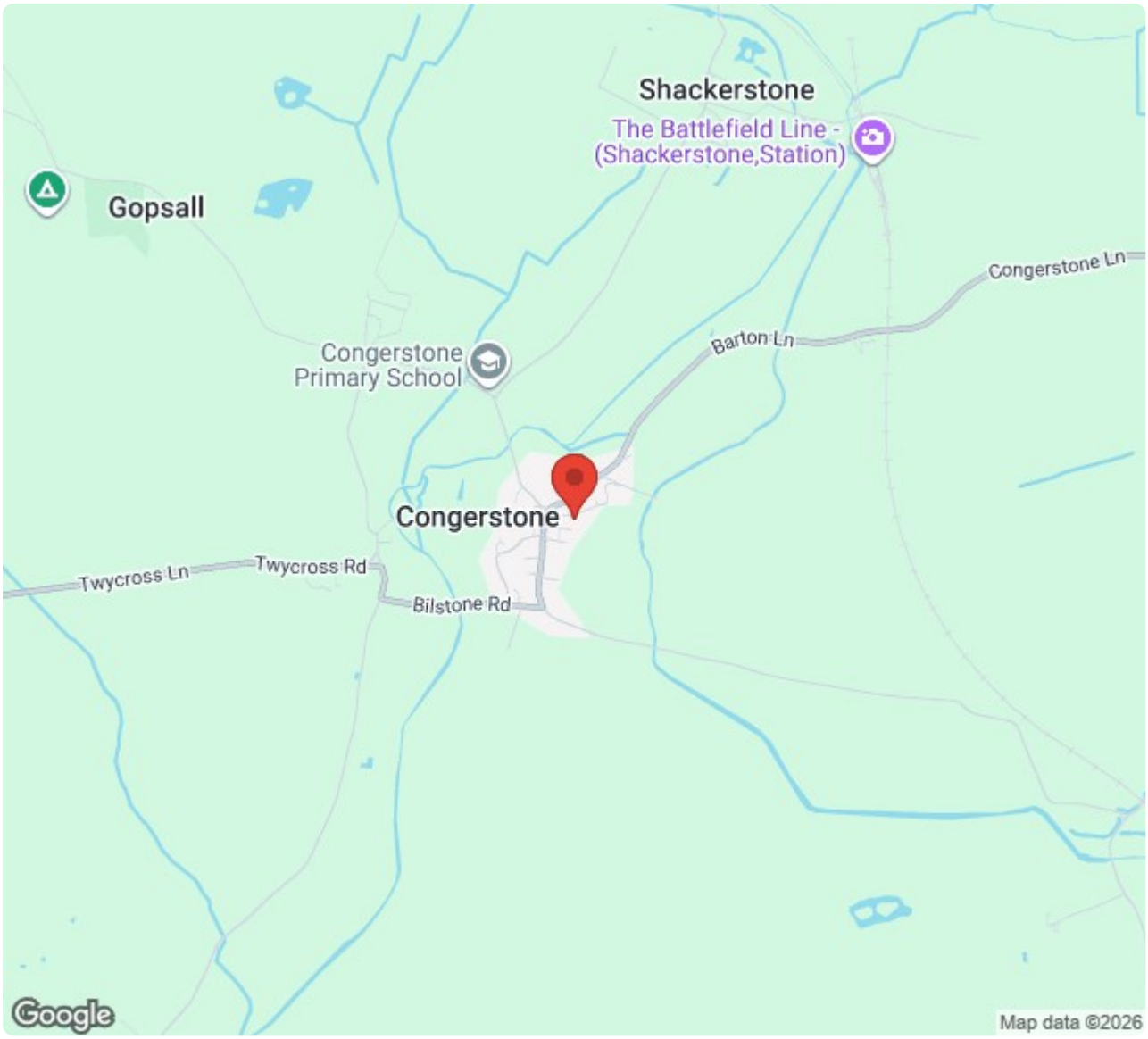
BEDROOM TWO TO REAR
8'10" x 8'9" (2.70 x 2.67)
With double panelled radiator. Door to

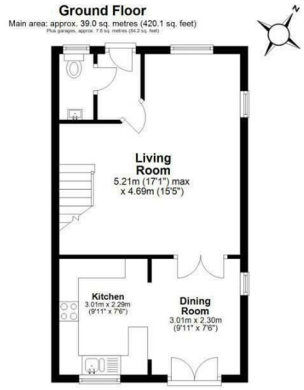
BEDROOM THREE
12'3" x 5'10" (3.74 x 1.78)
With double panelled radiator.

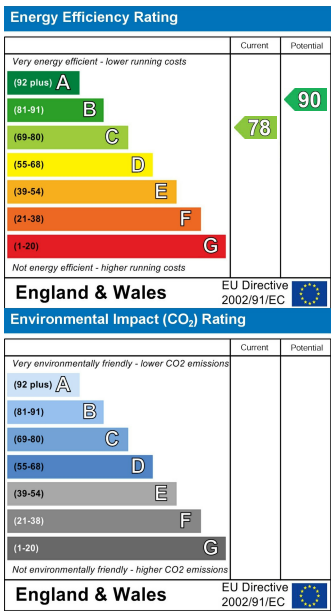
FAMILY BATHROOM
6'3" x 5'8" (1.93 x 1.74)
With white suite consisting panelled bath with mixer shower above with fully tiled surrounds, low level WC and pedestal wash hand basin. Double panelled radiator and inset ceiling spotlights, extractor fan.

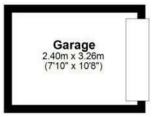
GARAGE
8'8" x 16'6" (2.65 x 5.03)
There is a single garage en block with up and over door to front, light and power, ample racking and plenty of storage and a workbench, light and power and a driveway offering car parking for two cars.

OUTSIDE
The property is nicely situated towards the head of a cul de sac screened behind a low level brick retaining wall with a front garden in stone with the gas and electric meters. Outside lighting. Access via a timber gate to rear is the good sized fenced and enclosed rear garden. Adjacent to the rear of the property is a large patio area. The remainder of the garden is principally laid to lawn with raised surrounding beds and timber decking area towards the top of the garden. There is also an EV charger









Main area: Approx. 78.4 sq. metres (843.7 sq. feet)
Plus garages, approx. 7.8 sq. metres (84.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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