

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

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56 ST. MARTINS DRIVE, DESFORD, LE9 9GW

ASKING PRICE £180,000

No Chain. Traditional semi detached bungalow on a good sized plot. Popular and convenient location close to a parade of shops, the village centre including schools, doctors, dentists, library, church, bus service, parks and good access to major road links. In need of updating, benefitting from gas central heating and SUDG. Offers entrance hall, lounge with original tiled fireplace and breakfast kitchen. Two bedrooms and bathroom with shower. Driveway to full length carport and detached garage. Front and good sized rear garden with brick store. contact agents to view. Carpets, curtains and light fittings included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

SUDG front door to

L SHAPED ENTRANCE HALLWAY

With single panelled radiator, loft access, thermostat for the central heating system. Hardwood and glazed door leads to

LOUNGE TO REAR

10'11" x 14'11" (3.33 x 4.57)

With feature tiled fireplace incorporating a living flame coal effect gas fire, radiator, coving to ceiling. SUDG sliding patio doors to the rear garden.



BREAKFAST/KITCHEN TO REAR

10'9" max x 11'8" max (3.28 max x 3.58 max)

With a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit, cupboard beneath. Further matching floor mounted cupboard units and drawers. Contrasting working surfaces above, tiled splashbacks, further wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, gas cooker point, radiator. Door to airing cupboard housing the gas condensing boiler for central heating and domestic hot water with digital programmer. Full height pantry with fitted shelving housing the meters. Wooden and glazed door to the car port.



BEDROOM ONE TO FRONT

10'11" x 11'11" (3.35 x 3.64)

With radiator.



BEDROOM TWO TO FRONT

11'11" x 7'6" (3.64 x 2.29)

With radiator, coving to ceiling.



BATHROOM TO SIDE

6'1" x 5'7" (1.87 x 1.71)

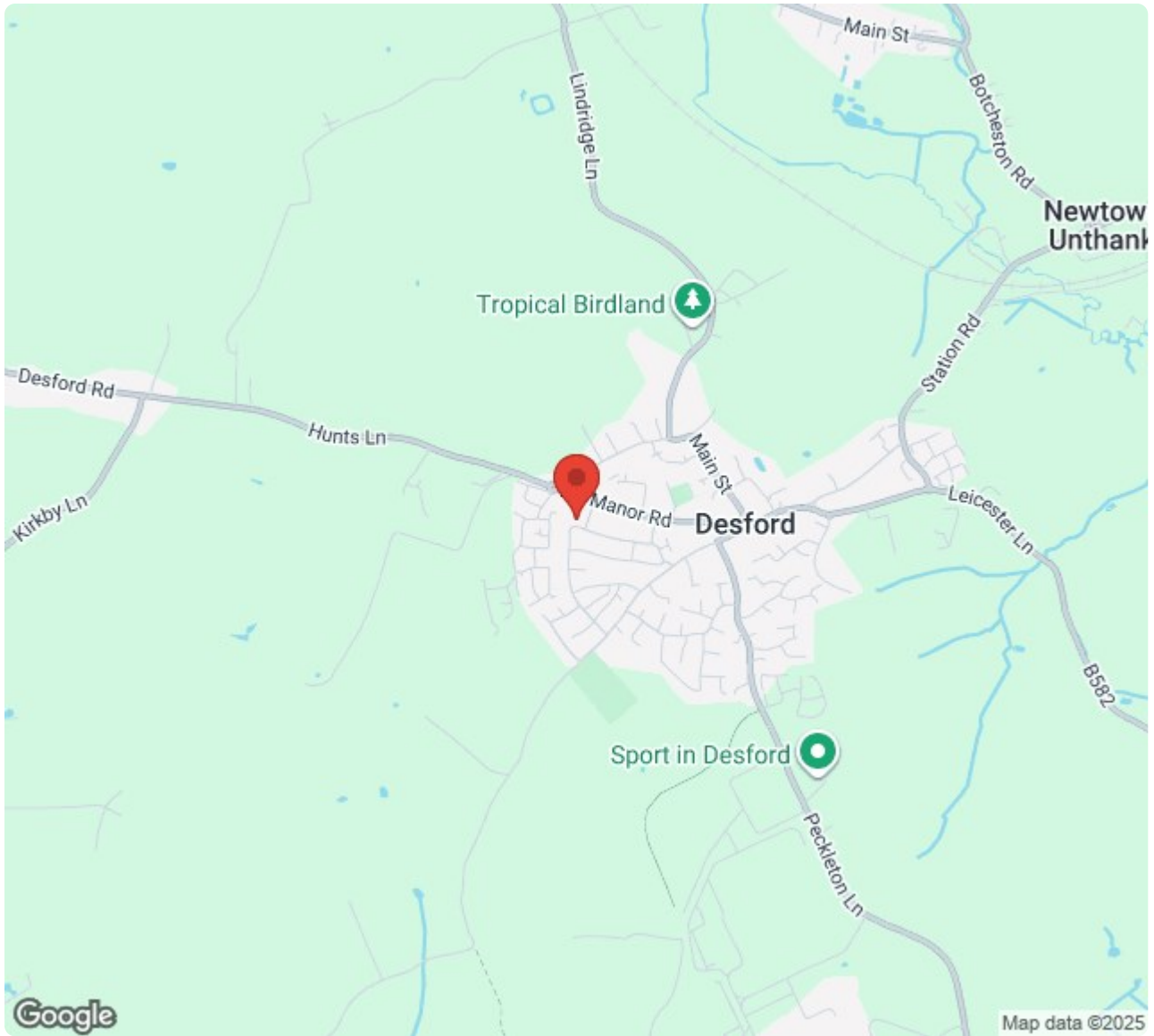
With white suite consisting panelled bath, electric shower unit above, pedestal wash hand basin and low level WC, contrasting tiled surrounds. Wall mounted electric bar heater.



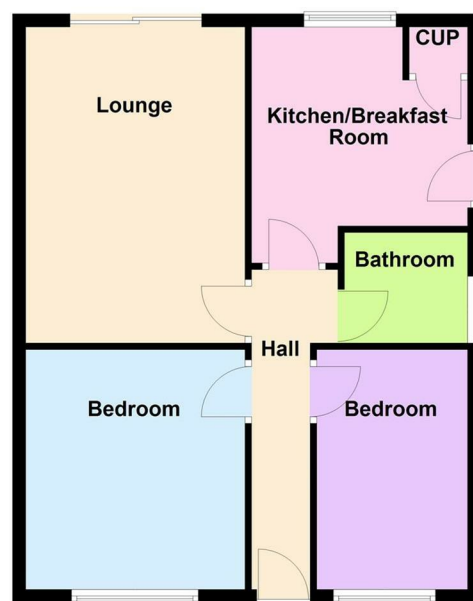
OUTSIDE

The property is set back from the road screened behind mature hedging, the front garden is principally stoned with surrounding beds. A tarmacadam driveway leads down the side of the property through double timber doors. Double timber gates lead to a full length car port which has lighting. Double doors to a brick built storage cupboard with double power point and shelving, beyond which double timber doors lead to a detached garage. There is a good sized fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property with outside tap.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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 plus) A		67
(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		
England & Wales EU Directive 2002/91/EC		



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