

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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69 THE RIDGEWAY, HINCKLEY, LE10 2NR

OFFERS OVER £320,000

No Chain!! Attractive modern Jephcote built modern detached bungalow. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants and easy access to the A5 and M69 motorway. Well presented and much improved including white panelled interior doors, feature fireplace, refitted shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, lounge, dining room/bedroom three, kitchen and UPVC SUDG conservatory. Two double bedrooms both with fitted wardrobes and shower room. Wide driveway to detached garage. Well kept front and enclosed rear garden. Viewing recommended. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Attractive UPVC SUDG front door to

ENTRANCE PORCH

With overhead lighting, attractive white panelled and glazed door leads to

ENTRANCE HALLWAY

With single panel radiator, thermostat for the central heating system, loft access, attractive white six panel interior door leads to

LOUNGE TO REAR

16'7" x 10'8" (5.08 x 3.26)

With a feature brick fireplace having raised quarry tile hearth, hardwood mantle above incorporating living flame coal effect gas fire, radiator, TV aerial point, coving to ceiling, UPVC SUDG sliding patio doors leading to the rear garden, feature archway leads to



DINING ROOM/BEDROOM THREE

7'7" x 8'6" (2.32 x 2.60)

With radiator, coving to ceiling, telephone point.



KITCHEN TO REAR

11'8" x 8'5" (3.57 x 2.59)

With inset one and a half bowl single drainer stainless steel sink, mixer tap above, double base unit beneath, further matching floor mounted cupboard units and four drawer unit, contrasting marble finished marble roll edge working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units, tiled splashbacks, integrated extractor hood, appliance recess points, plumbing for automatic washing machine, two tall larder units, electric cooker included. Wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water, radiator, UPVC SUDG door leads to



CONSERVATORY TO SIDE

8'7" x 10'3" (2.62 x 3.14)

With one double power point and spotlights. UPVC SUDG french doors lead to the rear garden.



BEDROOM ONE TO FRONT

8'6" x 12'2" (2.60 x 3.73)

With fitted wardrobes to the full width of one wall consisting one double and two single wardrobe units. Double panelled radiator, coving to ceiling, wall mounted consumer unit.



BEDROOM TWO TO FRONT

7'3" x 11'5" (2.22 x 3.50)

With fitted wardrobes to the full width of one wall consisting one double and one single wardrobe unit, dressing table to centre, cupboards above, radiator.



REFITTED SHOWER ROOM

6'5" x 7'2" (1.97 x 2.20)

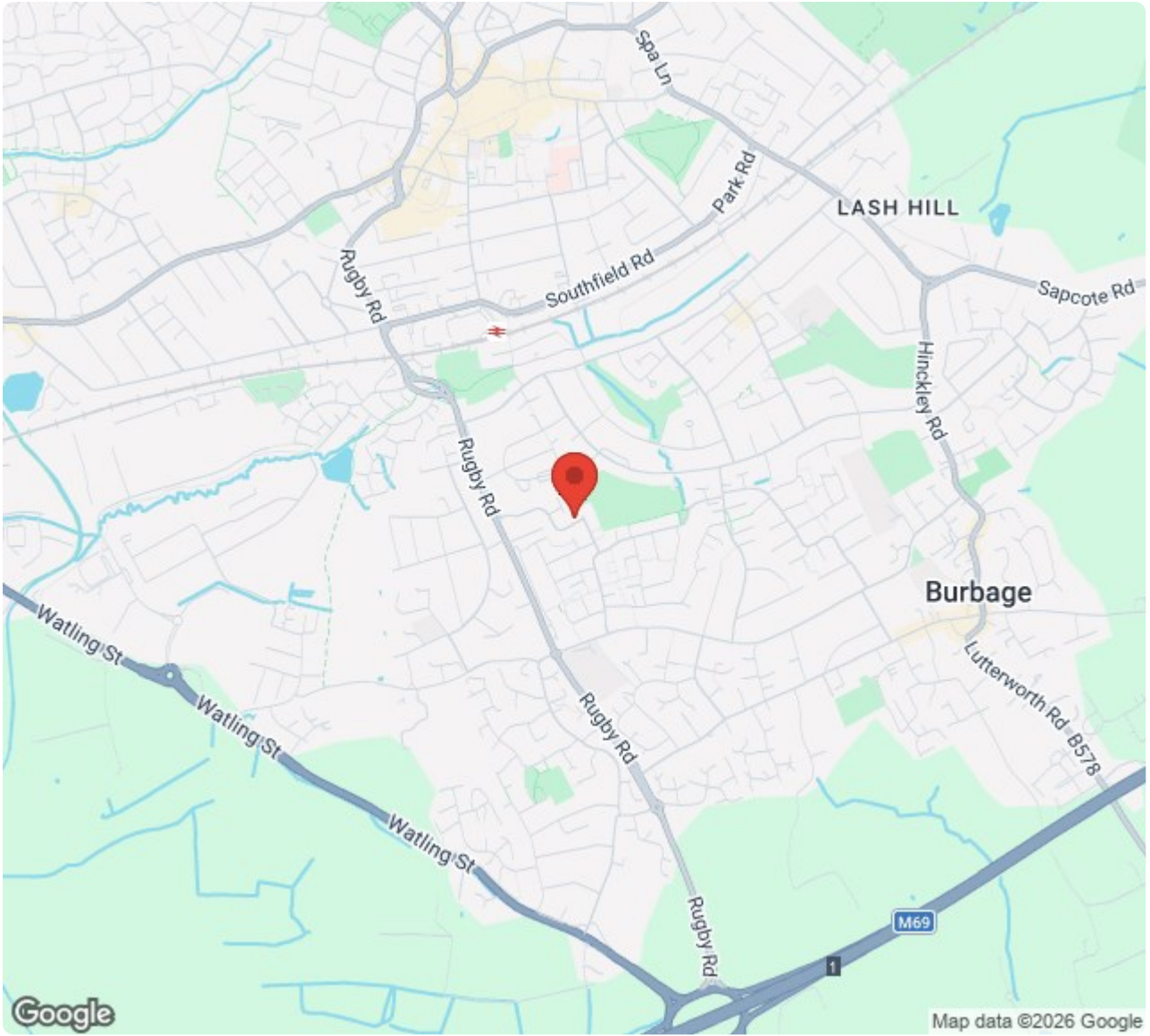
With white suite consisting of a fully tiled double shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC, contrasting tiled surrounds including the flooring, fashionable black heated towel rail. Wall mounted mirror fronted bathroom cabinet. Built in full height linen cupboard. Extractor fan.



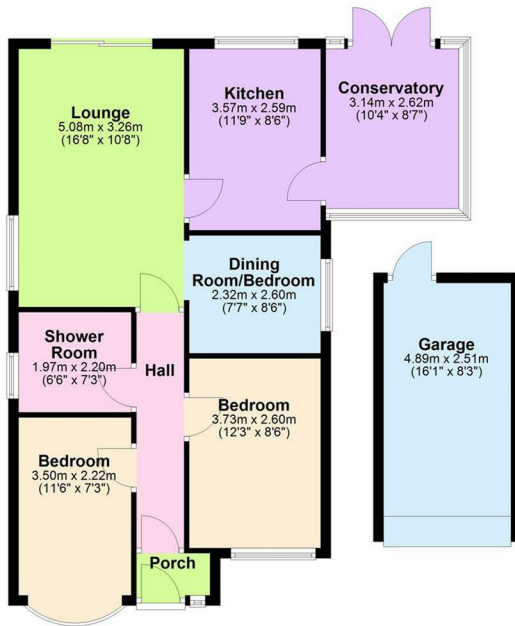
OUTSIDE

The property is nicely situated set back from the road the front garden is principally laid to lawn, there is a tarmac and block paved driveway to front with ample car parking leading to a single brick built garage measuring 4.89m x 2.51m with up and over door to front, rear pedestrian door, also has light and power. A timber gate and slabbed pathway lead between the bungalow and the garage to the fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding beds. There is also an outside tap and light. To the left hand side of the property is a further slabbed pathway and timber gate.





Ground Floor



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			
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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