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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15 BEDALE AVENUE, HINCKLEY, LE10 1ST

ASKING PRICE £265,000

NO CHAIN! New combination boiler as of November 2026!
Modern detached bungalow. Sought after convenient cul de sac location within walking distance to the town centre, the Crescent, train and bus stations, doctors, dentists, Leisure Centre, parks, Asda Superstore, Hinckley Golf Club and good access to major road links. Benefits from white panelled interior doors, gas central heating, UPVC SUDG, UPVC soffits and facias. Offers entrance hall, through lounge dining room and kitchen, two double bedrooms and shower room. Block paved driveway to single brick garage, enclosed sunny rear garden. Contact agent to view. Carpets, curtains and blinds included.







TENURE
No Chain
Freehold
Council tax band C

ACCOMMODATION
Open canopy porch with outside lighting, attractive UPVC SUDG front entrance door with matching side panel to

L SHAPED ENTRANCE HALLWAY
Single panel radiator, loft access with extending ladder for access, attractive white six panel interior door to



L SHAPED LOUNGE DINING ROOM TO REAR
19'5" x 18'0" (5.93 x 5.51)
The lounge area with feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a living flame coal effect electric fire, radiator, TV aerial point, coving to ceiling, UPVC SUDG sliding patio doors to the rear garden. The dining area with single panel radiator, UPVC SUDG picture window overlooking the rear garden.





KITCHEN TO SIDE
8'9" x 9'0" (2.68 x 2.76)
With a range of white and wood grain fitted kitchen units consisting inset one and a half bowl single drainer resin sink unit mixer taps above double cupboard beneath further matching floor mounted cupboard units and drawers, contrasting wood grain roll edge working surfaces above, tiled splashbacks, further matching wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine and electric cooker point. One cupboard houses the Worcester gas combination boiler (new as of 2026). UPVC SUDG door to the side of the property.



BEDROOM ONE TO FRONT
9'5" x 13'1" (2.89 x 3.99)
With radiator, UPVC SUDG leaded bow window to front.



BEDROOM TWO TO FRONT
2.87 x 3.12
With radiator, UPVC SUDG and leaded bow window to front.



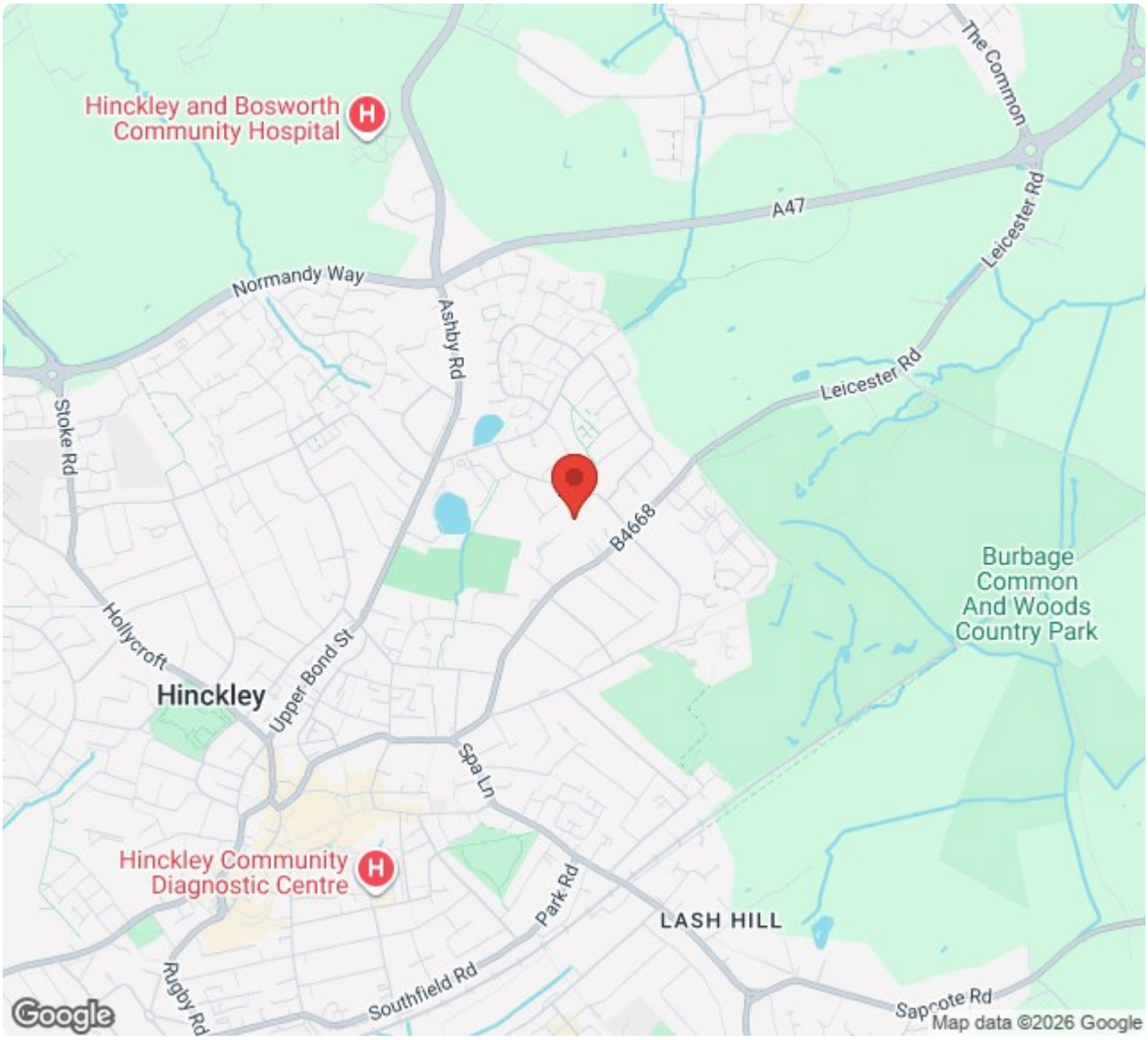
SHOWER ROOM TO SIDE
6'5" x 6'3" (1.98 x 1.93)
With white suite consisting of a fully tiled shower cubicle with glazed doors, pedestal wash hand basin, low level WC, contrasting fully tiled surrounds, radiator, mirror and shaver light above.



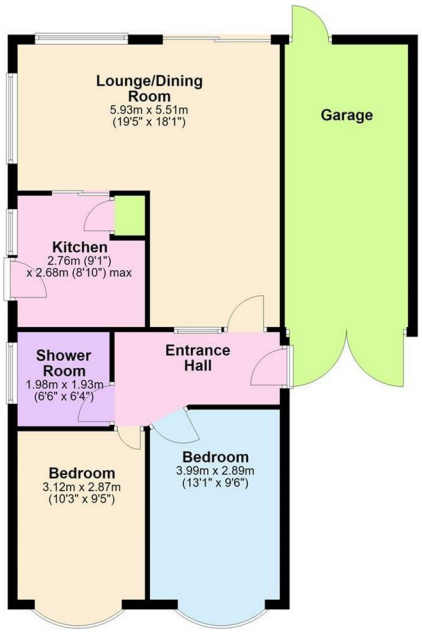
OUTSIDE
Outside the property is nicely situated at the head of the cul de sac set back from the road, the front garden is hard landscaped in decorative stones, a block paved driveway leads down the right hand side of the property offering ample car parking leading to a single brick built garage with double timber doors to front, UPVC SUDG door to rear has light and power and houses the meters. A concrete pathway and gates lead down the left hand side of the property where there is an outside light leading to the fully fenced enclosed rear garden having a full width slab patio adjacent to the rear of the property beyond which there is a low retaining wall, beyond which the garden is principally laid to lawn with inset and surrounding well stocked beds and borders, the garden has a sunny aspect.

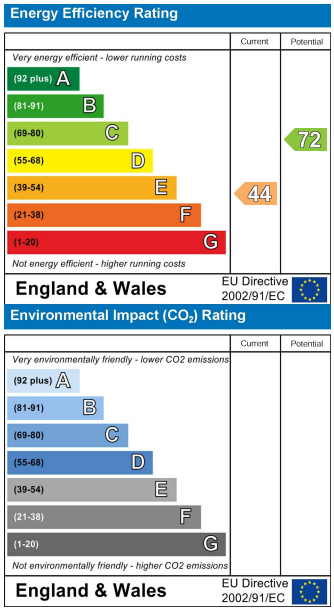






Ground Floor





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