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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48 DEAN ROAD WEST, HINCKLEY, LE10 1QB

ASKING PRICE £260,000

NO CHAIN! Extended modern link detached bungalow on a good sized plot. Sought after convenient cul de sac location within walking distance of the town centre, the crescent, schools, train and bus stations, doctors, dentists, bars and restaurants and good access to major road links. Benefits from white panel interior doors, coving, wooden flooring, wood burning stove, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, lounge, dining kitchen with utility area. Three bedrooms (main with fitted wardrobes) and bathroom with shower. Driveway to store room. Front and large rear garden with summerhouse. Contact agents to view.







TENURE
No Chain
Freehold
Council Tax Band C

ACCOMMODATION
Composite panel and SUDG front door to

ENTRANCE PORCH
With ceramic tile flooring and overhead lighting, white wood panel door leads to

ENTRANCE HALLWAY
With oak finish laminate wood strip flooring, radiator, three matching wall lights, coving to ceiling, telephone point, door to airing cupboard with radiator, large loft access with extending timber ladder or access, white four panel interior door to

LOUNGE TO FRONT
10'9" x 13'10" (3.28 x 4.23)
With feature fireplace having raised slate hearth and tiled backing incorporating a black cast iron wood burning stove, radiator, Tv aerial lead, coving to ceiling, two matching wall lights.

L SHAPED FITTING DINING KITCHEN TO FRONT
15'6" x 15'4" (4.73 x 4.68)
With a fashionable range of fitted kitchen units with soft closed doors consisting inset single drainer stainless steel sink unit mixer tap above cupboard beneath further matching range of floor mounted cupboard units including one magic corner, three drawer unit, two drawer unit, contrasting grey roll edge working surface above with inset four ring ceramic hob unit, stainless steel chimney extractor above, tiled splashbacks, further matching range of wall mounted cupboard units and one tall larder unit, further integrated appliances including a double fan assisted oven with grill, appliance recess points, plumbing for a dishwasher, radiator, ceiling mounted spotlights, further door to a larder cupboard with fitted shelving, communicating door to a storeroom to the front of the house, utility area with matching units from the kitchen consisting grey roll edge working surface, tiled splashbacks further matching wall mounted cupboard unit, appliance recess points, plumbing for a automatic washing machine, UPVC SUDG door to the rear garden.



BEDROOM ONE TO REAR
12'9" x 12'5" (3.91 x 3.80)
With a range of fitted bedroom furniture to the full width of one wall in white cupboards above, radiator, coving to ceiling.



BEDROOM TWO TO REAR/ SECOND LOUNGE
10'4" x 12'4" (3.16 x 3.78)
With oak finished laminate wood strip flooring, radiator, coving to ceiling, UPVC SUDG french doors leading to the rear garden.



BEDROOM THREE TO SIDE

7'8" x 9'4" (2.35 x 2.86)

With oak finished laminate wood strip flooring, coving to ceiling, radiator.



REFITTED BATHROOM TO SIDE

7'7" x 5'9" (2.32 x 1.77)

With white suite consisting white jacuzzi bath mains shower above glazed screen to side, vanity sink with white gloss double cupboard beneath, low level WC, contrasting fully tiled surrounds, chrome heated towel rail, oak finished laminate wood strip flooring.

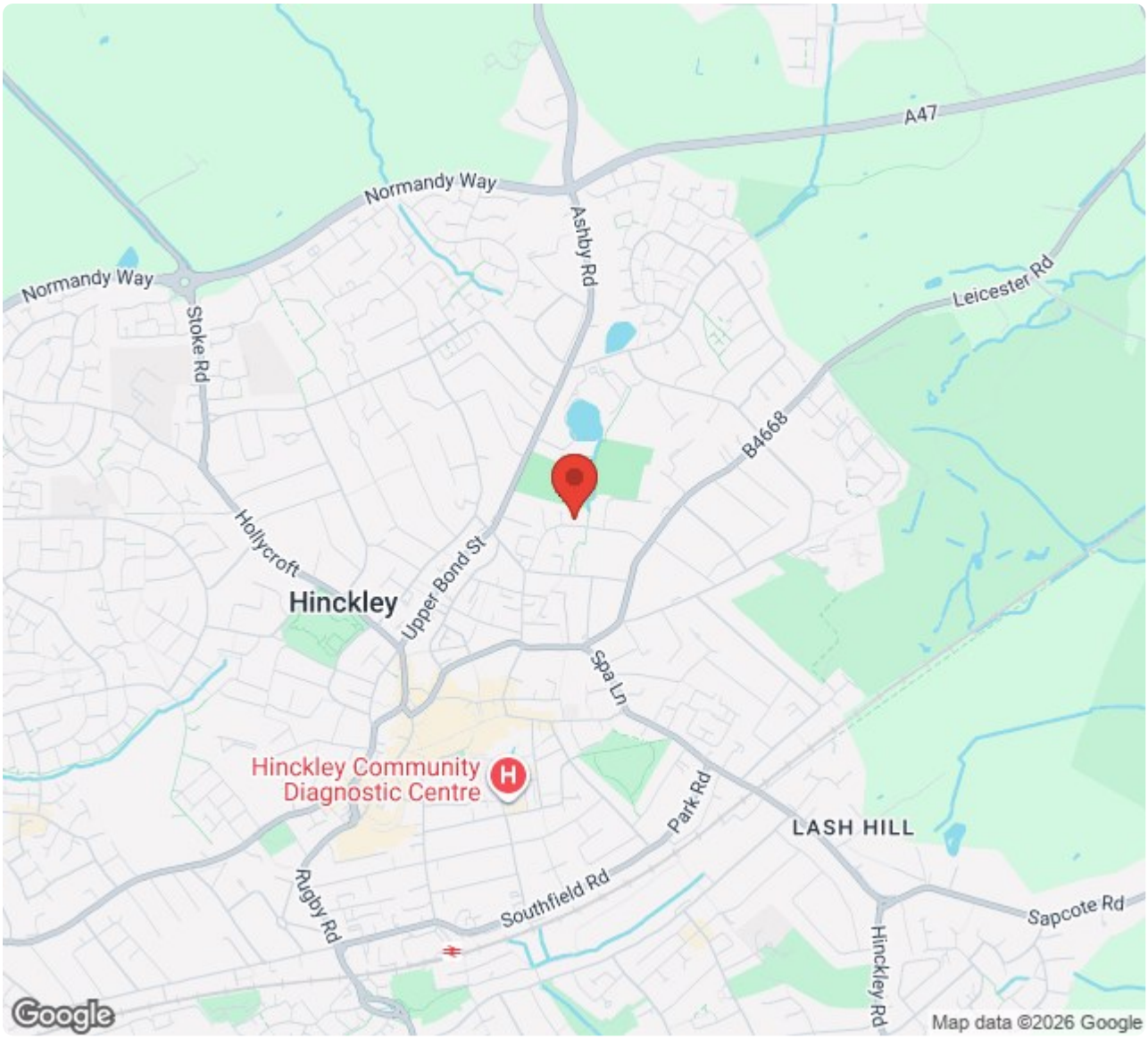


OUTSIDE

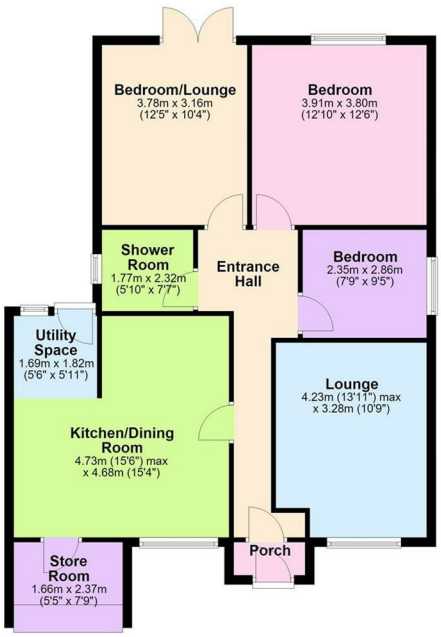
The property is set back from the road the front garden with central tree and surrounding beds, wide tarmacadam stone driveway offering ample car parking leading to double metal doors to a storeroom (2.37m x 1.66m) housing the wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water with overhead lighting. A timber wrought iron gate lead down the right hand side of the property, there is a good sized fenced and enclosed rear garden which has a full width L shaped slabbed patio adjacent to the rear of the property where there is an outside tap and light, timber shed and summer house with open aspect to rear.

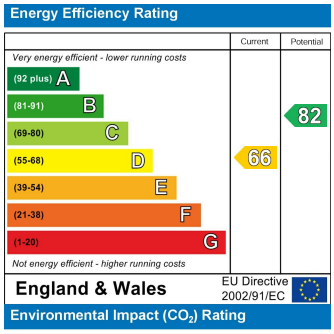


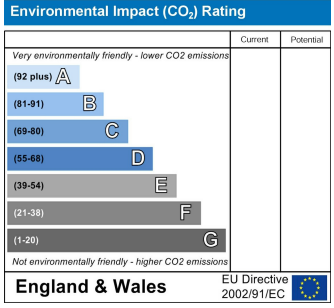




Ground Floor







naea | propertymark PROTECTED

arla | propertymark PROTECTED

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