

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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20 LOCKLEY GARDENS, LEICESTER, LE9 4BA

OFFERS OVER £300,000

Modern three bedroom detached home. Popular and convenient cul de sac location within walking distance of the village centre including shops, post office, junior school, public houses, garden centre, open country side and good access to major road links. Well presented and benefiting from tiled flooring, spot lights, air conditioning unit, air source pump heating system and UPVC SUDG. Accommodation offers entrance hallway, kitchen diner, lounge and separate WC. Three good sized bedroom (main with en suite shower room) and bathroom. Double width driveway to front and enclosed rear garden. Carpets, blinds and light fittings included.



TENURE

Freehold

Council Tax Band D

Estate Maintenance Charge of £42.31 payable every 3 months.

ACCOMMODATION

Composite and SUDG door to

ENTRANCE HALLWAY

With stairway to the first floor, smoke alarm, keypad for the burglar alarm system and radiator. White panelled interior door to

KITCHEN/DINER TO FRONT

13'7" x 13'4" (4.15 x 4.08)

With a range of floor standing fitted kitchen units with roll edge working surfaces above and inset one a half bowl stainless steel drainer sink with mixer tap, a range of integrated appliances including a fridge freezer, washing machine, dishwasher, oven with electric hob and extractor hood above. Further range of matching wall mounted cupboard units, once cupboard housing the fuse box. Tiled flooring, inset ceiling spotlights and radiator. White panelled interior door to



SEPARATE WC

3'1" x 5'11" (0.94 x 1.82)

With low level WC with double cupboard beneath, white heated towel rail, tiled flooring, inset ceiling spotlights and extractor fan. Door to



LOUNGE TO REAR

10'5" x 17'3" (3.20 x 5.28)

With radiator, laminate strip flooring and TV aerial points. Inset ceiling spotlight. LG air conditioning and heating unit and UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With loft access, smoke alarm, radiator and door to an airing cupboard housing the water tank. White panelled interior door to

BEDROOM ONE TO FRONT

9'4" x 6'2" (2.87 x 1.90)

With radiator. White panelled interior door to



EN-SUITE SHOWER ROOM

4'10" x 7'4" (1.48 x 2.24)

With fully tiled shower cubicle and main shower attachments, shower screen surrounding, low level WC, pedestal wash hand basin, fully tiled surround and inset ceiling spotlights. Extractor fan and vinyl flooring.



BEDROOM TWO TO REAR

8'2" x 9'8" (2.49 x 2.97)

With radiator.



BEDROOM THREE TO REAR

8'9" x 9'1" max (2.69 x 2.78 max)

With radiator and TV aerial point.



BATHROOM TO SIDE

4'6" x 6'10" (1.38 x 2.10)

With panelled bath with main shower attachment and screen to side, low level WC, wall mounted sink unit. Fully tiled surrounds, inset ceiling spotlights, extractor fan, white heated towel rail and vinyl flooring.

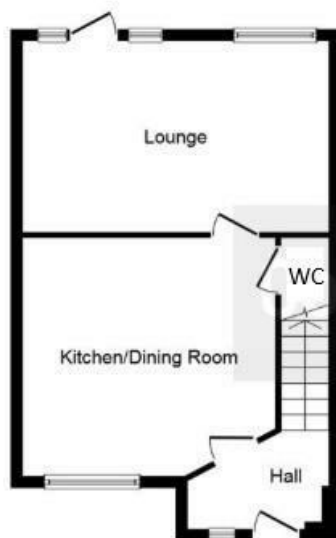
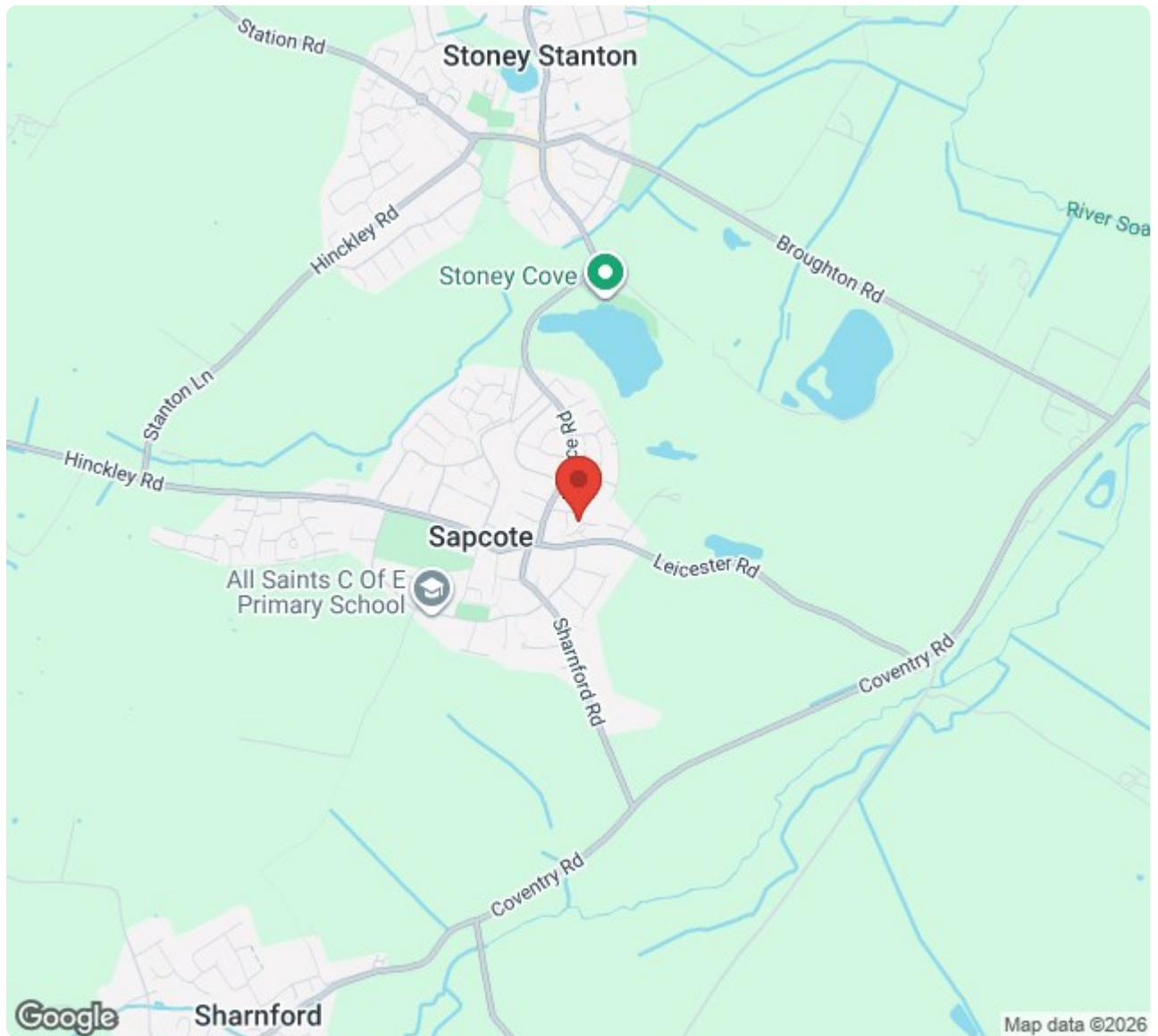


OUTSIDE

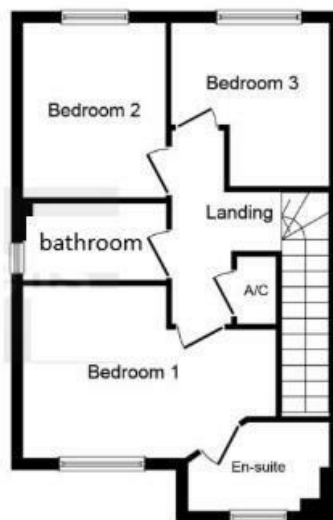
The property is nicely situated set back from the road with a block paved double width driveway to front with surrounding borders and a pedestrian gate down the right hand side of the property leading to the fenced and enclosed garden with a slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding borders. To the top of the garden there is a timber shed.







Ground Floor



First 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		
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