Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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2 DESFORD LANE, KIRKBY MALLORY, LE9 7QF

ASKING PRICE £290,000

Attractive traditional semi detached cottage property of character. Sought after and convenient location within walking distance of the village centre including a Deli/cafe, restaurant, preschool/ playgroup and good access to major road links. Immaculately presented including re-fitted kitchen with under floor heating, quartz working surfaces, refitted bathroom, LPG gas boiler, UPVC SUDG. Offers lounge with feature fireplace with log burner, dining kitchen. Two double bedrooms and bathroom. Large driveway to garage & front garden.







TENURE
Freehold
Council Tax Band C
EPC rating E

ACCOMMODATION
With a pitch and tiled canopy porch, composite front door to

ENTRANCE
With tiled flooring, wall mounted Drayton heating thermostat, smoke alarm and intruder alarm keypad. Traditional door to

DOWNSTAIRS WC
With tiled flooring, vanity wash hand basin with storage beneath and chrome taps above, low level WC and tiled surrounds. Extractor fan and wall mounted mirror. Opening to



KITCHEN
10'9" x 13'5" (3.28 x 4.11)
With tiled flooring and double panelled radiator, under floor heating, a range of matt cream floor standing kitchen cupboard units with brass handles. Built in Firenzi dishwasher, quartz working surfaces, belfast style sink, chrome mixer tap, four ring induction hob extractor above, NEF built in double oven, built in microwave, further matching range of wall cupboard units, wall mounted fuse board, UPVC SUDG doors to driveway for side access.



LOUNGE
14'4" x 13'7" (4.39 x 4.15)
With oak flooring, double panelled radiator, wall lighting, beams to ceiling, feature fireplace with exposed brickwork incorporating a log burner with tiled hearth.



FIRST FLOOR LANDING
With smoke alarm.

BEDROOM ONE
14'4" x 13'6" (4.39 x 4.14)
With double panelled radiator, beams to ceiling.



BEDROOM TWO
7'9" x 13'7" (2.38 x 4.15)
With single panel radiator.

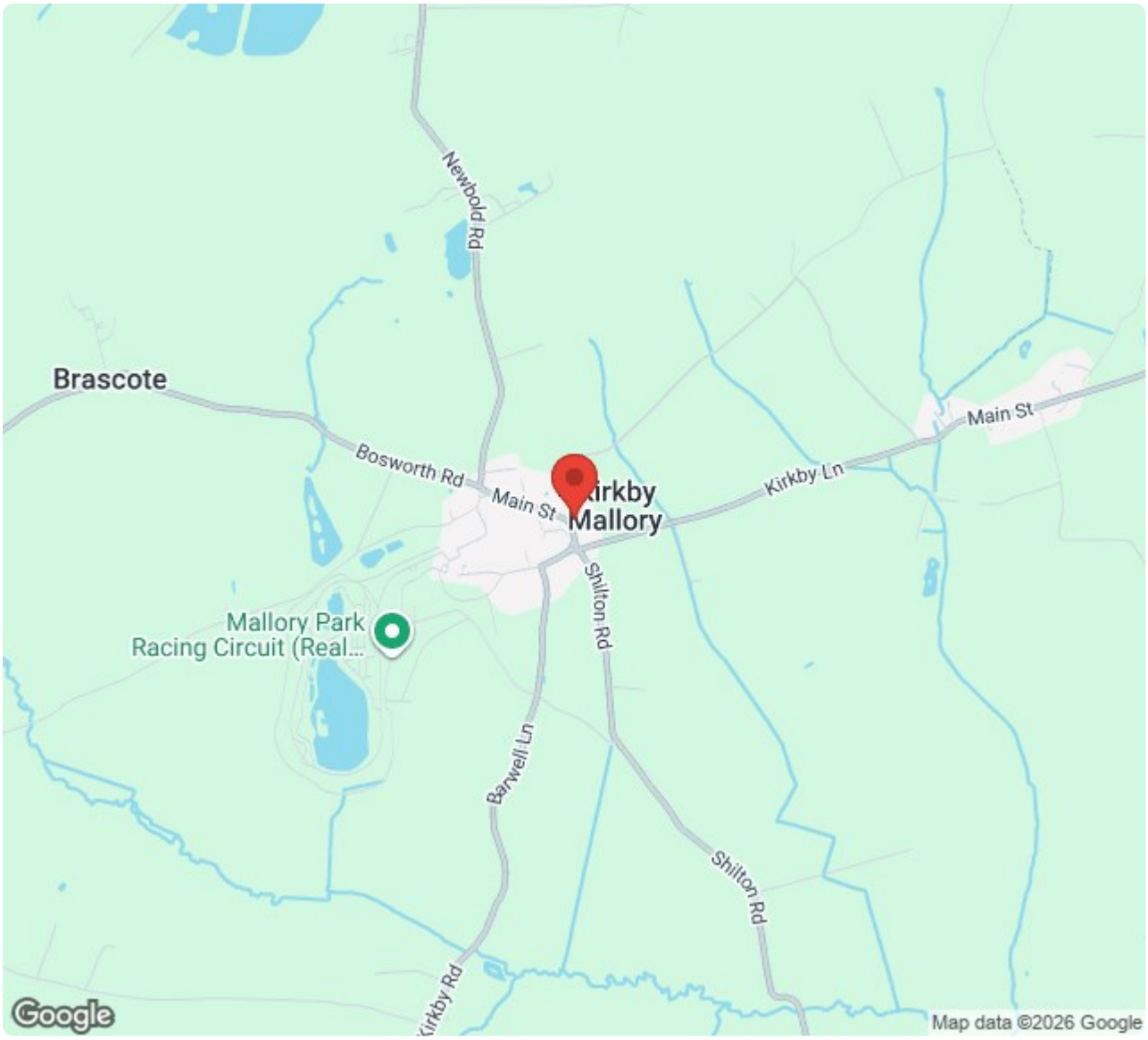


FAMILY BATHROOM
6'6" x 7'10" (1.99 x 2.40)
With tiled flooring, three piece suite consisting vanity wash hand basin in grey with wood grain doors sink above with chrome taps, low level WC, panelled bath with chrome taps bar shower hand attachment above with glazed shower screen, tiled surrounds. loft hatch, single panel radiator, built in cupboard with shelving.



OUTSIDE
Outside the property to front is a wide block paved driveway beyond timber gates leading to a single garage with timber bi folding doors and UPVC door for pedestrian access to side. Front garden is laid to lawn with privacy hedge.

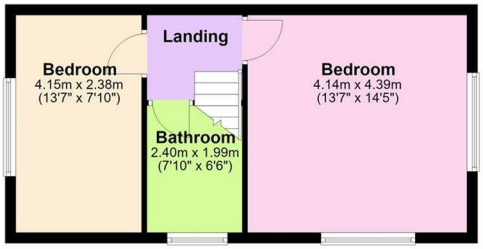


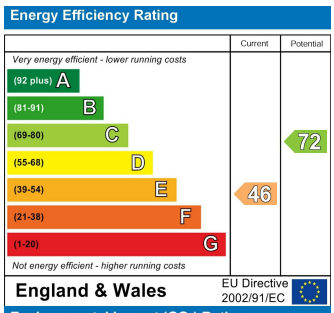


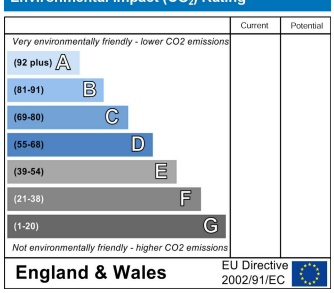
Ground Floor



First Floor







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