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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1 RIBBLESDALE AVENUE, HINCKLEY, LE10 1SY

OFFERS OVER £300,000

NO CHAIN! Attractive detached bungalow on a large corner plot. Sought after and convenient location within walking distance of the Town Centre, Asda superstore, Hinckley Golf Club, parks, bus service, and good access to major road links. Well presented and benefiting from feature fireplace, coving, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge diner and kitchen. Three good sized bedrooms and bathroom. Large front garden with potential for extension (STPP). Good sized enclosed rear garden. Driveway to single garage. Carpets, blinds, light fittings and curtains included.

TENURE
Freehold
Council tax band D

ACCOMMODATION
UPVC SUDG front door to the

ENTRANCE HALLWAY
With radiator, loft access with pull-down ladder and light and cupboard housing the electric meter and the fuse box. Wooden and glazed interior door to the

L SHAPED LOUNGE DINER
17'8" x 19'3" (5.40 x 5.89)
With feature fire place with tiled hearth and backing incorporating a coal effect fireplace, two radiators, coving to ceiling and wooden and glazed door to the

KITCHEN TO SIDE
7'8" x 7'10" (2.34 x 2.40)
With a range of floor standing fitted kitchen units with roll edge working surface above and inset stainless steel drainer sink with mixer tap. Space for an electric cooker and under counter space for a washing machine. A further range of matching wall mounted cupboard units. A door to a pantry cupboard with shelving and a further door to the airing cupboard housing the water tank and with shelving. UPVC SUDG door to the rear garden.

BEDROOM ONE TO SIDE
9'3" x 14'3" (2.84 x 4.36)
With radiator.

BEDROOM TWO TO SIDE
9'6" x 11'3" (2.90 x 3.45)
With radiator.

BEDROOM THREE TO REAR

7'11" x 7'6" (2.43 x 2.29)

With radiator.

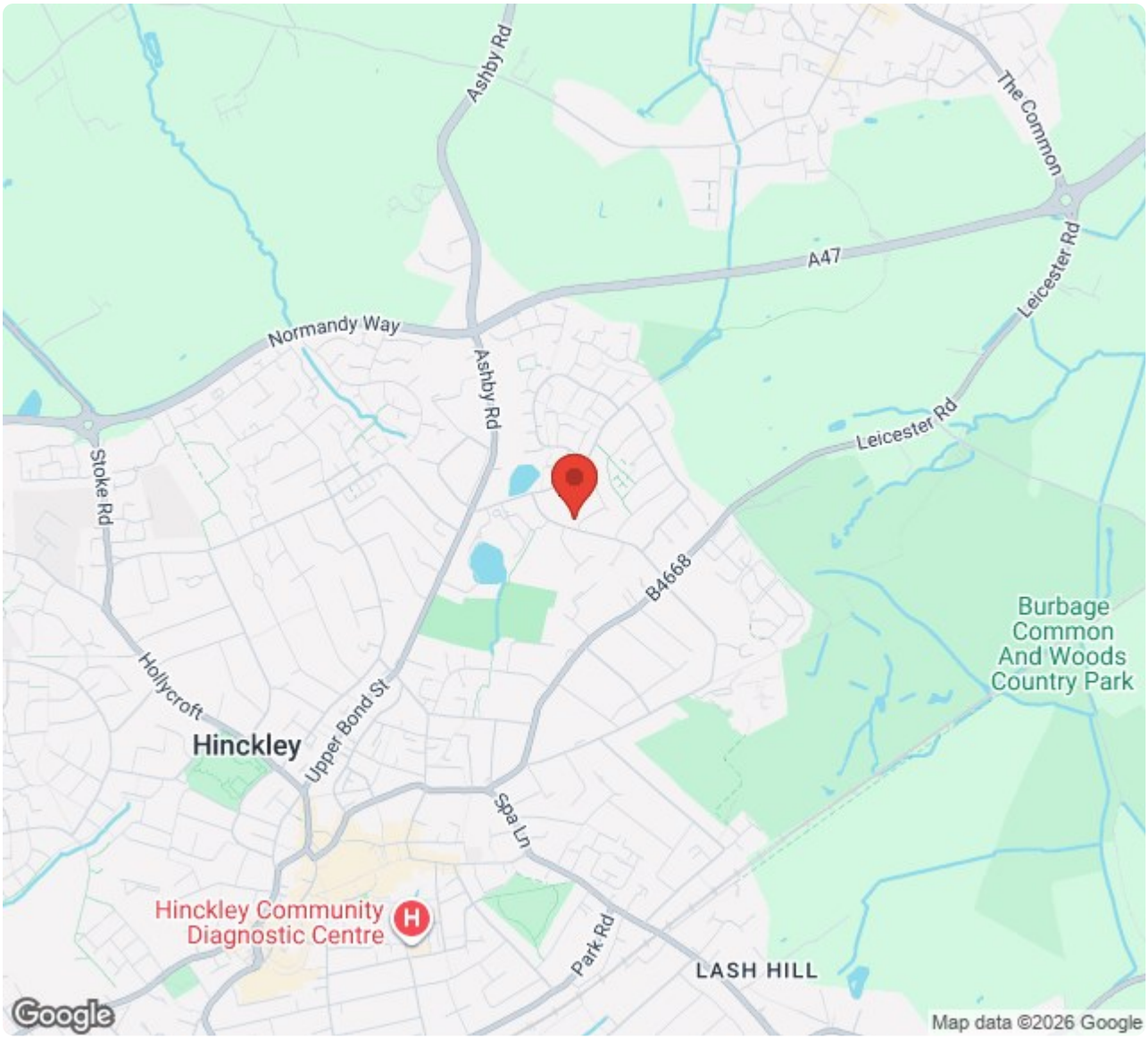
BATHROOM TO FRONT

6'5" x 5'6" (1.97 x 1.68)

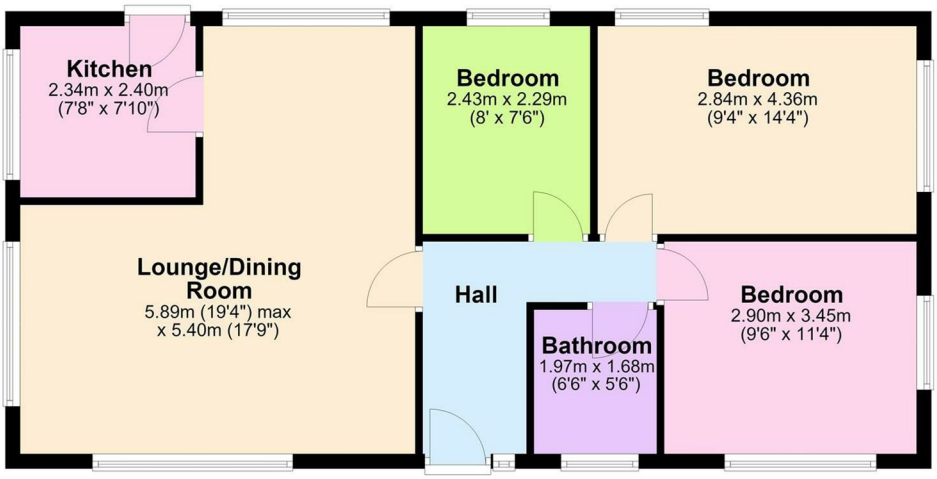
With panelled bath with mixer tap and electric shower attachment above and folding shower screen. Low level WC and vanity sink unit with double cupboard beneath. Radiator with surrounding towel rail and tiled surrounds and vinyl flooring.

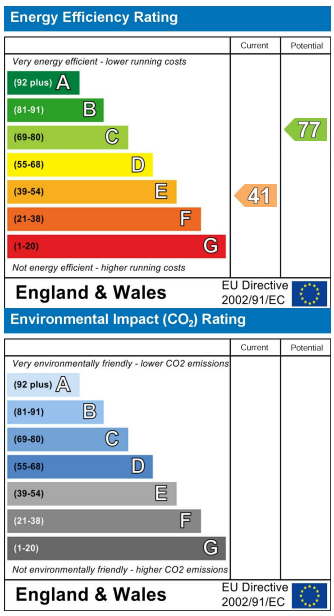
OUTSIDE

Outside the property is nicely situated set well back from the road on an advantageous corner plot. The extensive front gardens are mainly laid to lawn with surrounding borders and a slabbed pathway leading to the front door and around the sides of the property. There is a tarmacadam driveway to the right hand side of the property which leads to the single garage with up and over door to front. Two pedestrian gates to both sides of the property that offer access to the good sized fenced and enclosed rear garden with a patio adjacent to the side of the property where there are two brick stores and a plastic outdoor shed. A slabbed pathway leads down the centre of the garden, which is principally laid to lawn with surrounding borders and mature hedging, and leads to the top of the garden where there is a further patio area and rear access into the garage.



Ground Floor





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