

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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12 ASTER WAY, HINCKLEY, LE10 2UQ

OFFERS OVER £220,000

Two bedroom semi detached bungalow. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre and easy access to the A5 and M69 motorway. Well presented and benefiting from re fitted bathroom, laminate wood strip flooring, gas central heating and UPVC SUDG. Accommodation offers entrance porch, lounge diner, kitchen. Two good sized bedrooms and re fitted bathroom. Garage with utility space. Wide driveway to front and enclosed rear garden. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE PORCH

With laminate wood strip flooring, door to

LOUNGE/DINING ROOM TO FRONT

15'11" x 10'6" (4.87 x 3.22)

With radiator, laminate wood strip flooring, TV aerial point and coving to ceiling.



KITCHEN TO FRONT

10'2" x 7'0" (3.10 x 2.14)

With a range of fitted kitchen units with roll edge working surface above, inset stainless steel drainer sink with mixer tap. Beko oven with electric hob and extractor above and space for an under counter fridge. A further range of matching wall mounted cupboard units, wall mounted gas combination boiler, radiator, coving to ceiling, vinyl flooring, tiled splashbacks and UPVC SUDG door to the garage.



INNER HALLWAY

With door to airing cupboard housing the water tank and shelving. Loft access, the loft is partially boarded with power.



BEDROOM ONE TO REAR

9'9" x 9'11" (2.98 x 3.04)

With radiator.



BEDROOM TWO TO REAR

7'1" x 9'0" (2.16 x 2.76)

With radiator.



REFITTED BATHROOM

5'10" x 5'6" (1.79 x 1.69)

With white panelled bath with black mixer tap and two shower attachments above with shower screen to side. Wall mounted sink unit, low level WC, black heated towel rail, fully tiled surrounds including the flooring and extractor fan.



OUTSIDE

Outside the property is nicely situated with a wide block paved driveway to front leading to the single garage. To the rear is a hard landscaped garden laid in block paving with Astroturf and enclosed by a brick wall.

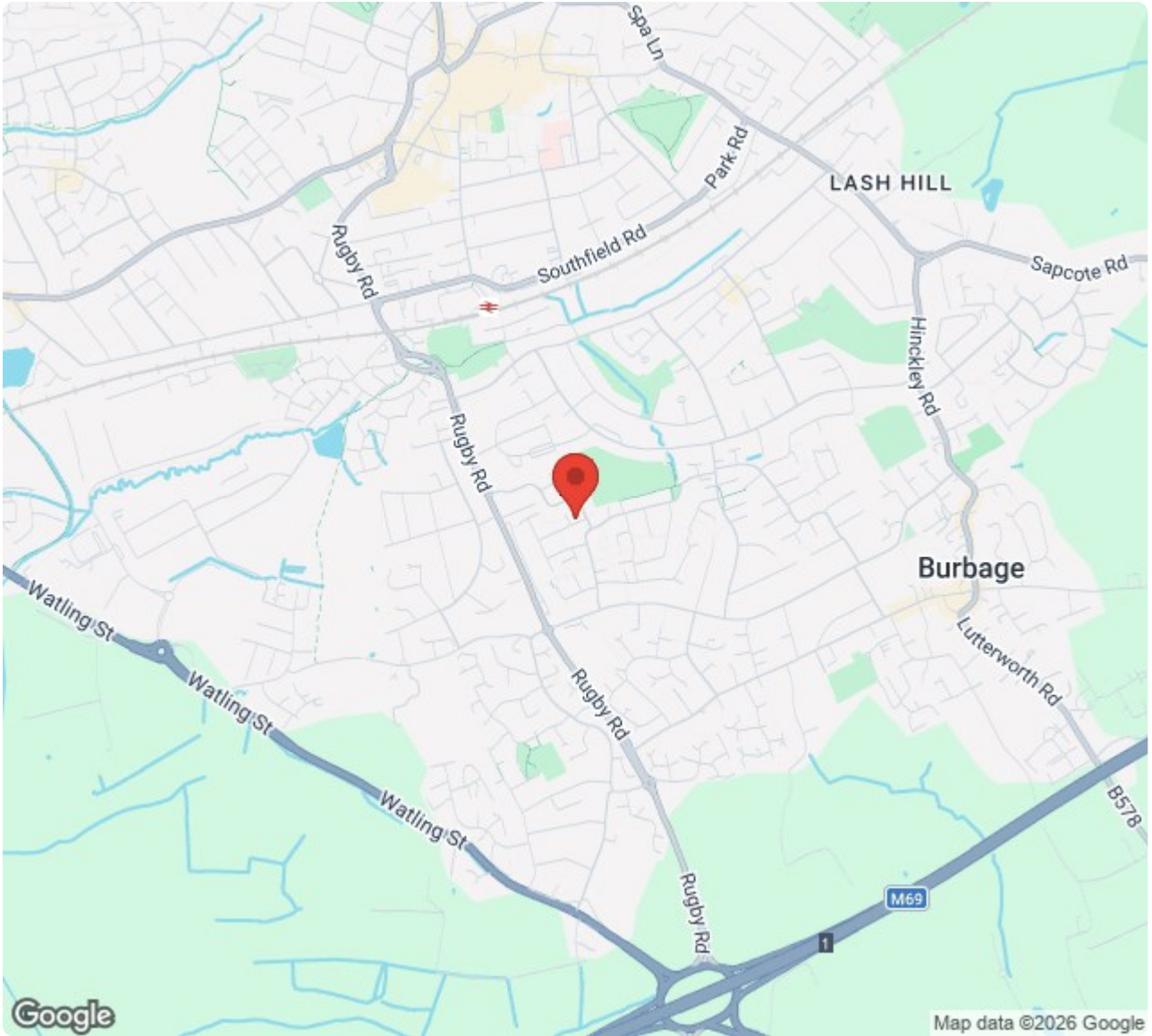


GARAGE

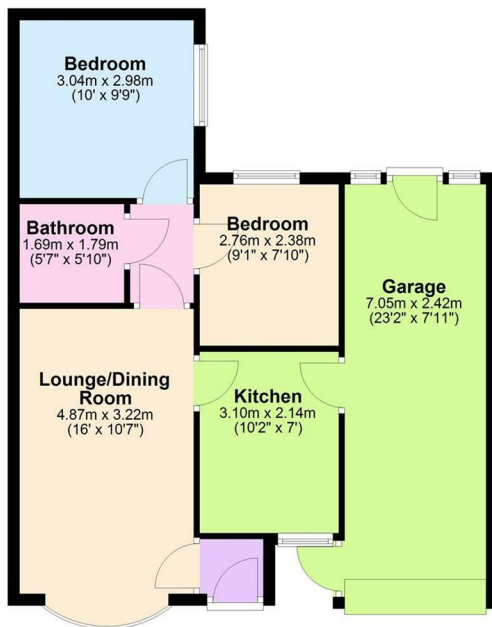
7'11" x 23'1" (2.42 x 7.05)

With up and over door to front, UPVC SUDG door to side, houses gas and electric meters and fuse box. To the rear of the garage there is a utility space with plumbing and electrics for washing machine, tumble dryer, dishwasher and a UPVC SUDG door to the rear garden.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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Not environmentally friendly - higher CO ₂ emissions			
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