

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



43 KING RICHARD ROAD, HINCKLEY, LE10 0HJ

OFFERS OVER £260,000

No Chain! Attractive detached bungalow on a large plot. Sought after and convenient non estate location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, Hollycroft Park, the leisure centre, bars and restaurants and good access to major road links. Benefits from white panelled interior doors, feature fireplace, modern kitchen, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch with utility area, dining kitchen and lounge. Two double bedrooms and wet room. Driveway to single brick built garage. Front and large mature rear gardens. Contact agents to view. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

UPVC SUDG front door with outside lighting to

ENTRANCE PORCH/UTILITY ROOM

With laminate tiled flooring, radiator. One wall light, also housing the gas meter. Plumbing for a washing machine, UPVC SUDG door leading down the side of the property. double power point. White wood panel and glazed door leading to

FITTED DINING KITCHEN TO FRONT

11'9" x 12'1" (3.59 x 3.70)

With a range of white fitted kitchen units consisting inset one and a half bowl single drainer white resin sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and a four and a two drawer unit, contrasting grey roll edge working surfaces above with inset four ring ceramic hob unit, integrated extractor hood above, tiled splashbacks. Further matching wall mounted cupboard units, integrated oven and grill. Radiator, coving to ceiling. Telephone point, sliding white wood panel and glazed door leading to



LOUNGE TO FRONT

12'1" x 16'11" (3.70 x 5.18)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect electric fire. Radiator, TV aerial point, coving to ceiling, UPVC SUDG and leaded bay window to front.



INNER HALLWAY

With single panelled radiator, digital programmer and thermostat for the central heating system, coving to ceiling.

BEDROOM ONE TO REAR

12'5" x 12'1" (3.79 x 3.70)

With a range of Hammonds fitted bedroom furniture in white the full width of one wall consisting four double wardrobe units, one housing the Worcester gas condensing combination boiler for central heating and domestic hot water. Radiator, coving to ceiling.



BEDROOM TWO TO REAR

11'8" x 8'9" (3.58 x 2.68)

With radiator, coving to ceiling, UPVC SUDG sliding patio doors to the rear garden.



WET ROOM TO SIDE

7'10" x 8'5" (2.41 x 2.57)

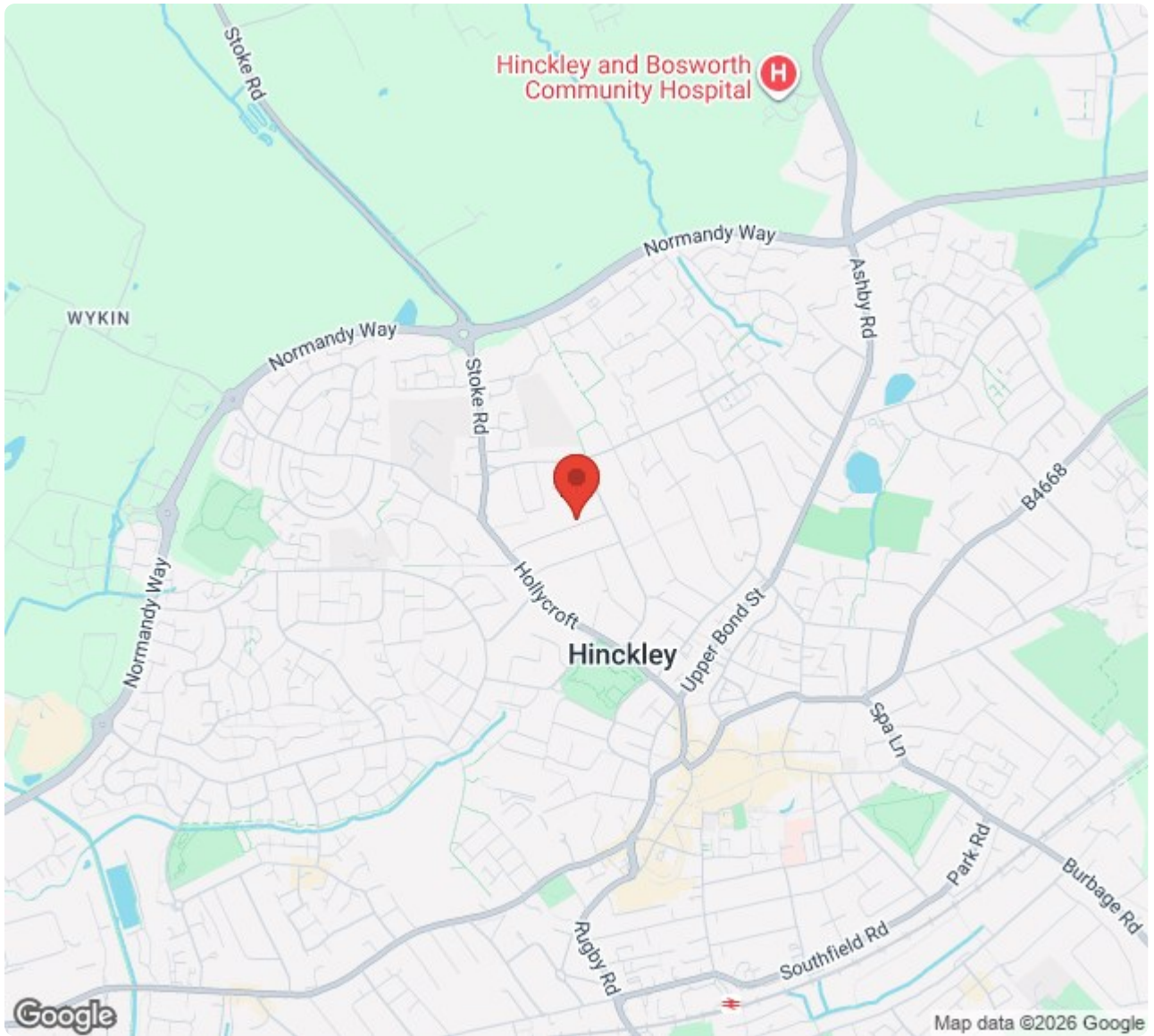
With a fully tiled walk in shower, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, double panelled radiator and coving to ceiling. Double radiator and airing cupboard. Loft access.



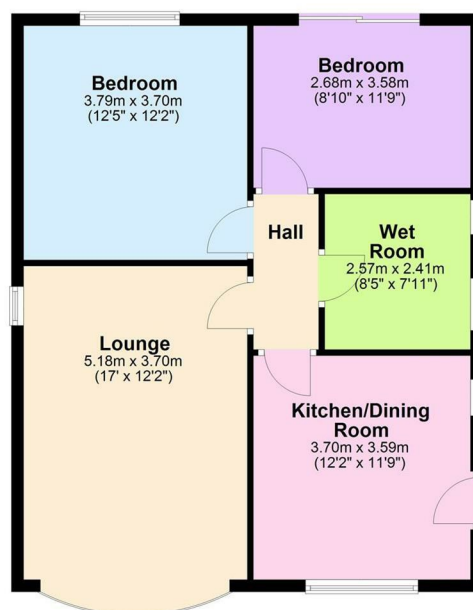
OUTSIDE

The property is set back from the road screened behind a brick retaining wall. The front garden is principally in tarmac for easy maintenance and further car parking with surrounding beds, a slabbed driveway leads down the left hand side of the property leading to a detached brick built garage measuring 2.94m x 5.67m with up and over door to front, light and power, workbench and fitted shelving. A timber gate between the bungalow and the garage leads to the large mature rear garden which is enclosed by panelled fencing and hedging having a full width slabbed patio adjacent to the rear of the property edged by a retaining wall beyond which the garden is principally laid to lawn with surrounding beds and borders. There is also a heather garden and various trees. Outside tap.





Ground 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		
	61	70
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		