

# Scrivins & Co

## Sales & Lettings

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



### 35 FOREST RISE, DESFORD, LE9 9DX

**OFFERS OVER £260,000**

**NO CHAIN!** Attractive modern semi detached family home with open views to both front and rear, sought after and convenient location within walking distance of the village centre including a parade of shops, co-op, schools, doctors, dentists, takeaways, public houses, bus service and good access to major road links. Well presented and much improved, including panel interior doors, wooden flooring, modern kitchen and bathroom, fitted wardrobes, gas central heating and UPVC SUDG. Offers entrance hall, separate WC, lounge and dining kitchen, three bedrooms and bathroom with shower, driveway to brick built garage, front and hard landscaped rear garden. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

Open pitch and tile canopy porch, outside lighting, attractive sage green panelled front door to.

## ENTRANCE HALLWAY

With wired in smoke alarm, thermostat for central heating system, stairway to first floor, attractive white six panelled interior door to.

## SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, contrasting half tiled surrounds, radiator. Wall mounted consumer unit.



## LOUNGE TO FRONT

11'4" x 13'10" (3.47 x 4.23)

With oak finished laminate wood strip flooring, two radiators, TV aerial, coving to ceiling, white wood panelled and glazed double doors to.



## FITTED DINING KITCHEN TO REAR

14'10" x 8'3" (4.54 x 2.54)

The dining area with oak stripped laminate wood flooring, radiator, UPVC SUDG sliding patio door leading to the rear garden. The kitchen with a range of maple finished fitted kitchen units consisting inset single drainer stainless steel sink, mixer tap above double base unit beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting roll edge working surfaces above with inset four ring ceramic hob unit, single fan oven with grill beneath, integrated extractor above. Tiled splashbacks, further wall mounted cupboard units including one double display unit with glazed doors, appliance recess points, plumbing for dishwasher and washing machine, wall mounted Worcester gas condensing boiler for central heating and domestic hot water with digital programmer, oak finished laminate wood strip flooring, UPVC SUDG door to the side of the property.



## FIRST FLOOR LANDING

With white spindle balustrades, door to the airing cupboard housing lagged copper cylinder fitted with an immersion heater for supplementary domestic hot water, loft access, wired in smoke alarm.

### BEDROOM ONE TO FRONT

8'7" x 12'7" (2.63 x 3.85)

With a range of fitted bedroom furniture in beech consisting one double and one single wardrobe unit, oak finished laminate wood strip flooring, radiator.



### BEDROOM TWO TO FRONT

10'0" x 8'2" (3.06 x 2.49)

With oak finished laminate wood strip flooring, radiator.



### BEDROOM THREE TO REAR

8'5" x 5'11" (2.57 x 1.82)

With radiator.



### FAMILY BATHROOM TO FRONT

6'5" x 5'6" (1.97 x 1.69)

With white suite consisting of a P shaped panelled bath, main shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, shaver point, extractor fan and inset ceiling spotlights.

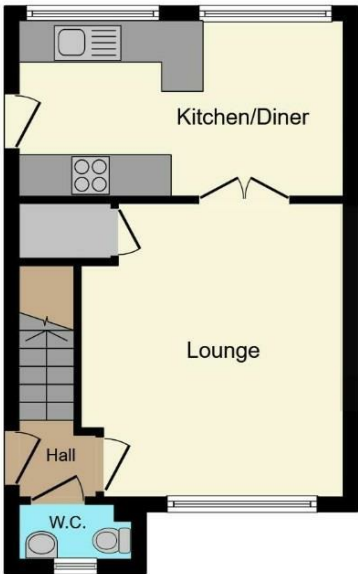
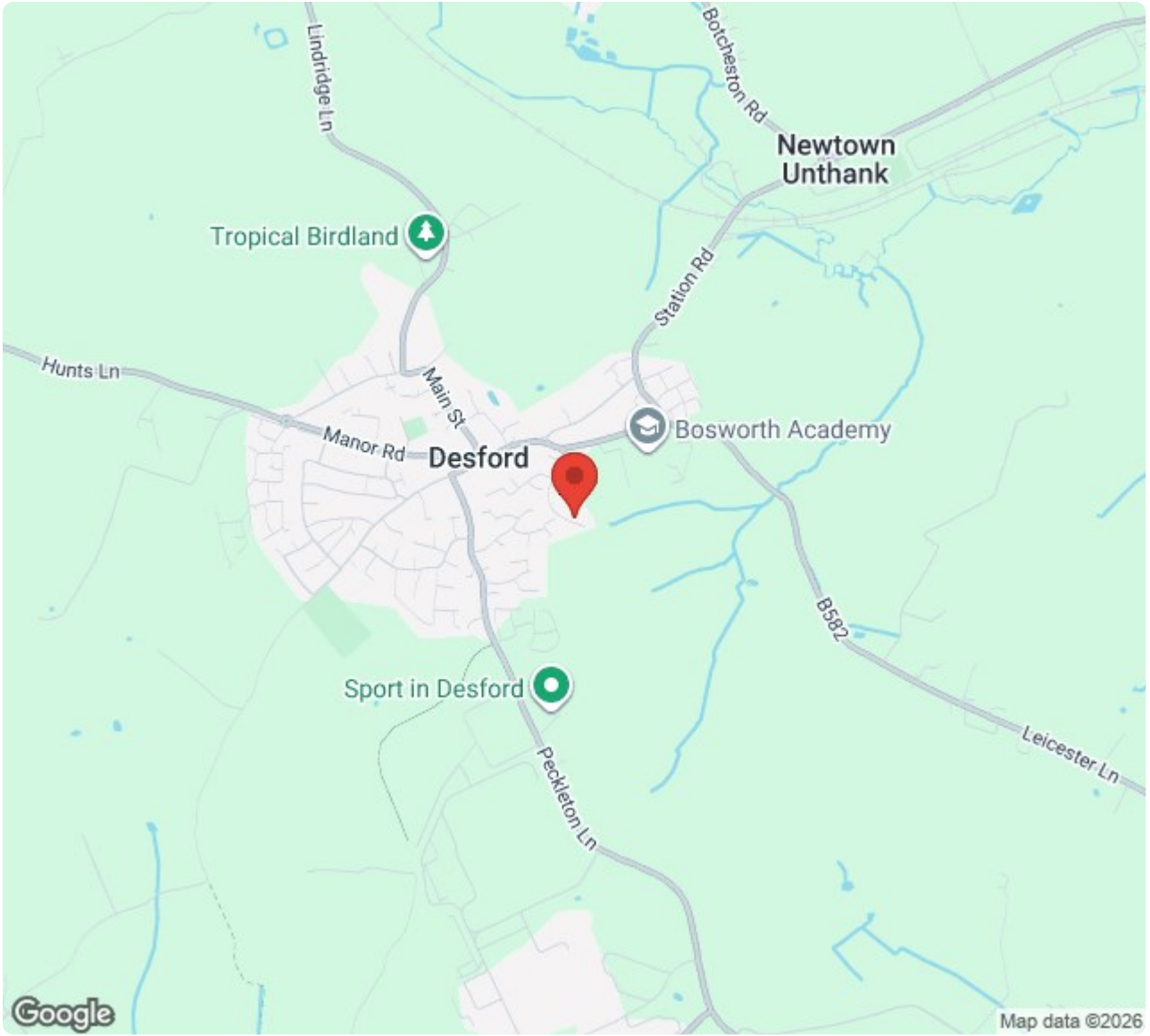


### OUTSIDE

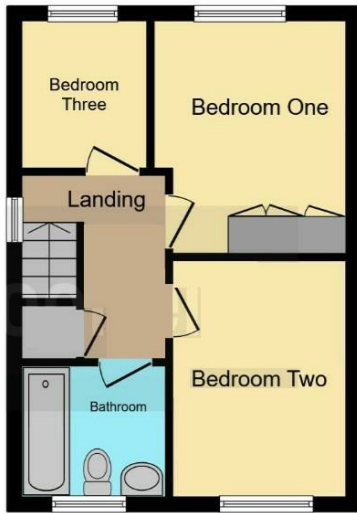
The property is nicely situated in a cul de sac set back from the road screened behind a mature hedge, the front garden is principally laid to laid with surrounding beds, a slab pathway and timber gate lead down the side of the property to a fully fenced enclosed rear garden which has been hard landscaped having a full width shaped flagstone patio adjacent to the rear of the property edged by low brick retaining wall. Beyond which is a timber decking patio and pergola, beyond which are railway sleepers and various areas of decorative stone and surrounding raised beds, brick built BBQ and further well stocked borders to the top of the garden, outside tap, power point and open aspect to the rear. Adjacent to the property is a block paved driveway leading to a brick built garage (2.49m x 5.31m) with up and over door to front, the garage has a pitched roof for further storage, timber racking and shelving.



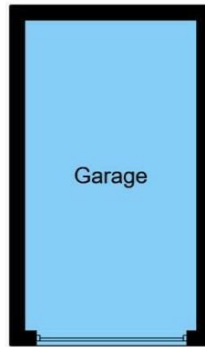




Ground Floor



First Floor



Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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