

# 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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**5 JUBILEE ROAD, LEICESTER, LE9 9LL**

**OFFERS OVER £210,000**

**NO CHAIN!** Spacious semi detached family home. Sought after and convenient location within walking distance of the village centre including shops, junior school, doctors surgery, parks, takeaways, bus service, public houses, open countryside and with good access to major road links. In need of modernisation, benefitting from gas central heating and UPVC SUDG. Offers entrance hallway, lounge/diner, kitchen & conservatory. Three bedrooms and shower room. Driveway to garage and good size rear garden with timber shed. Contact agents to view.



## TENURE

## ACCOMMODATION

UPVC SUDG to

## ENTRANCE HALLWAY

8'11" x 7'3" (2.73 x 2.23)

With double panel radiator, door to under stairs storage cupboard housing the electric meter and fuse board, door to

## THROUGH LOUNGE/DINER

10'11" x 22'0" (3.35 x 6.73)

With double panelled radiator, TV aerial point, feature fireplace incorporating gas/electric fire, UPVC SUDG sliding doors to



## CONSERVATORY

12'4" x 7'6" (3.77 x 2.30)

With tiled flooring and sliding door to rear garden.



## KITCHEN

8'11" x 14'2" (2.73 x 4.34)

With wood effect vinyl flooring, range of floor standing hard wood kitchen cupboard units with wood effect laminate working surfaces, stainless steel sink with chrome taps, tiled splashbacks, matching range of wall cupboard units, SUDG door to car port.



## FIRST FLOOR LANDING

With loft access, door to

## BEDROOM ONE TO FRONT

10'10" x 11'9" (3.31 x 3.60)

With single panel radiator, built in wardrobes with shelving and hanging rails.



### **BEDROOM TWO TO REAR**

10'10" x 9'10" (3.31 x 3.01)

With single panel radiator, built in wardrobes with shelving and hanging rail.



### **BEDROOM THREE TO REAR**

8'11" x 9'10" (2.74 x 3.01)

With single panel radiator, built in storage cupboard housing the combination boiler for domestic hot water and gas central heating.



### **SHOWER ROOM TO FRONT**

With pedestal wash hand basin, low level WC, corner shower enclosure with bar shower and hand attachment, white towel heater, tiled surrounds.

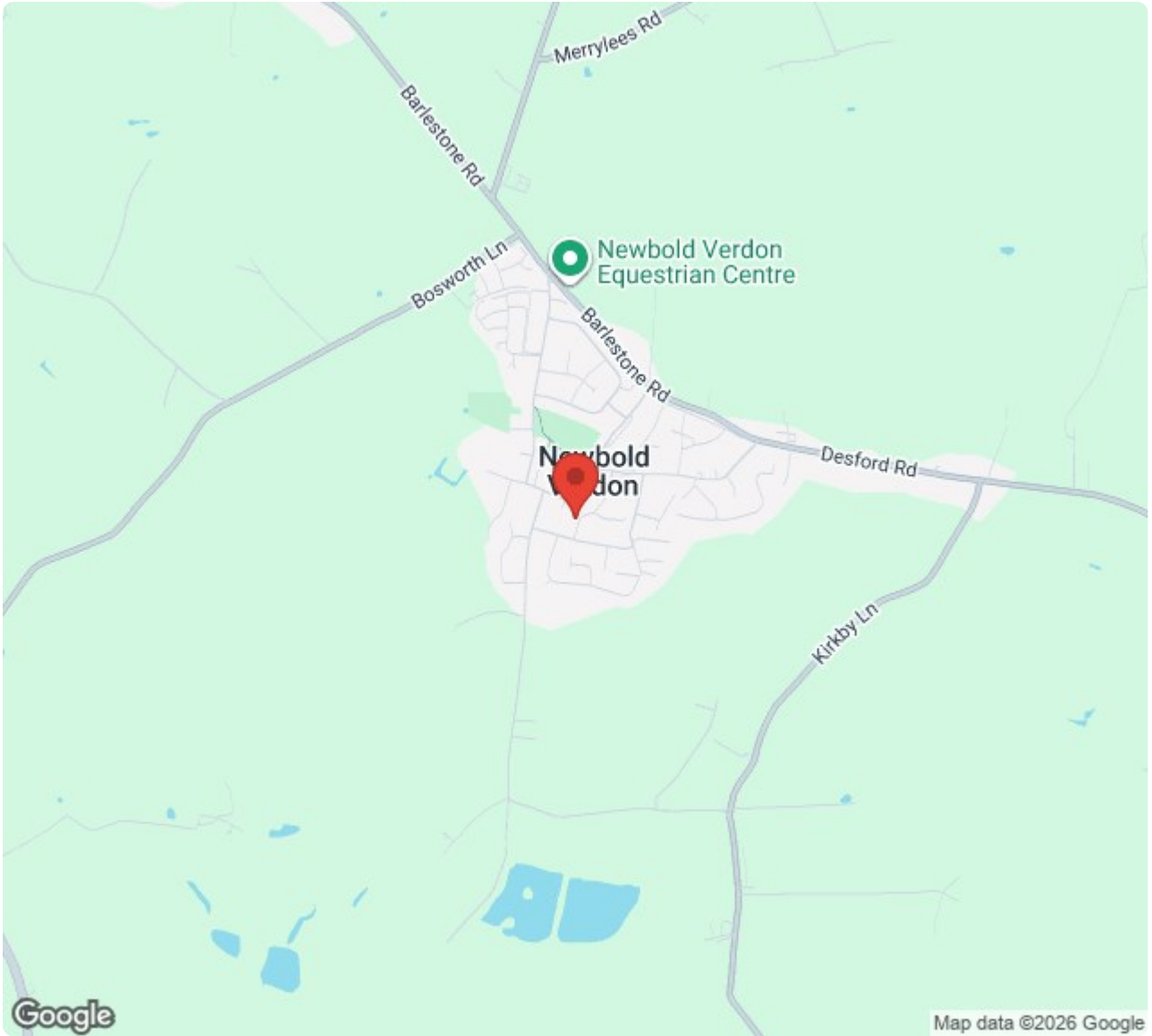


### **OUTSIDE**

Outside the property to the front is a tarmac and concrete slab patio leading to the car port secured with a up and over garage door, front garden is laid to decorative stones surrounded by sleepers. Beyond the car port is a single garage with up and over door, the garden to rear has a porcelain slab patio adjacent to the rear of the house, a path leading down the centre of the garden. The garden has two ponds, a further raised patio and is enclosed with fencing.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			76
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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