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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21 KIRFIELD DRIVE, HINCKLEY, LE10 1SX

ASKING PRICE £290,000

NO CHAIN! Renovated and much improved two bedroom detached bungalow on a good sized 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. Immaculately presented and benefiting from new carpets, new kitchen and bathroom, laminate wood strip flooring, fitted wardrobes, feature fireplace, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge diner, kitchen and conservatory. Two bedrooms and shower room. Driveway to single garage. Good sized enclosed rear garden. Carpets, blinds and light fittings included.

TENURE
Freehold
Council Tax Band C
EPC rating D

ACCOMMODATION
Wooden and glazed front door to

ENTRANCE HALLWAY
With loft access and radiator. White panelled interior door to

L SHAPED LOUNGE/DINER TO FRONT
17'10" x 19'3" max (5.45 x 5.87 max)
With feature fireplace incorporating a coal effect gas fire, three radiators and two ceiling roses. White panelled sliding door to

KITCHEN TO SIDE
8'10" x 8'10" (2.71 x 2.71)
With a range of floor standing fitted kitchen units with soft close doors and a wood effect roll edge working surface above. Inset stainless steel drainer sink with mixer tap, oven with electric hob and extractor hood above. Further matching range of wall mounted cupboard units. Laminate wood strip flooring and inset ceiling spotlights. Wall mounted gas boiler and a door to the side of the property. White panelled door to the airing cupboard housing the water tank.

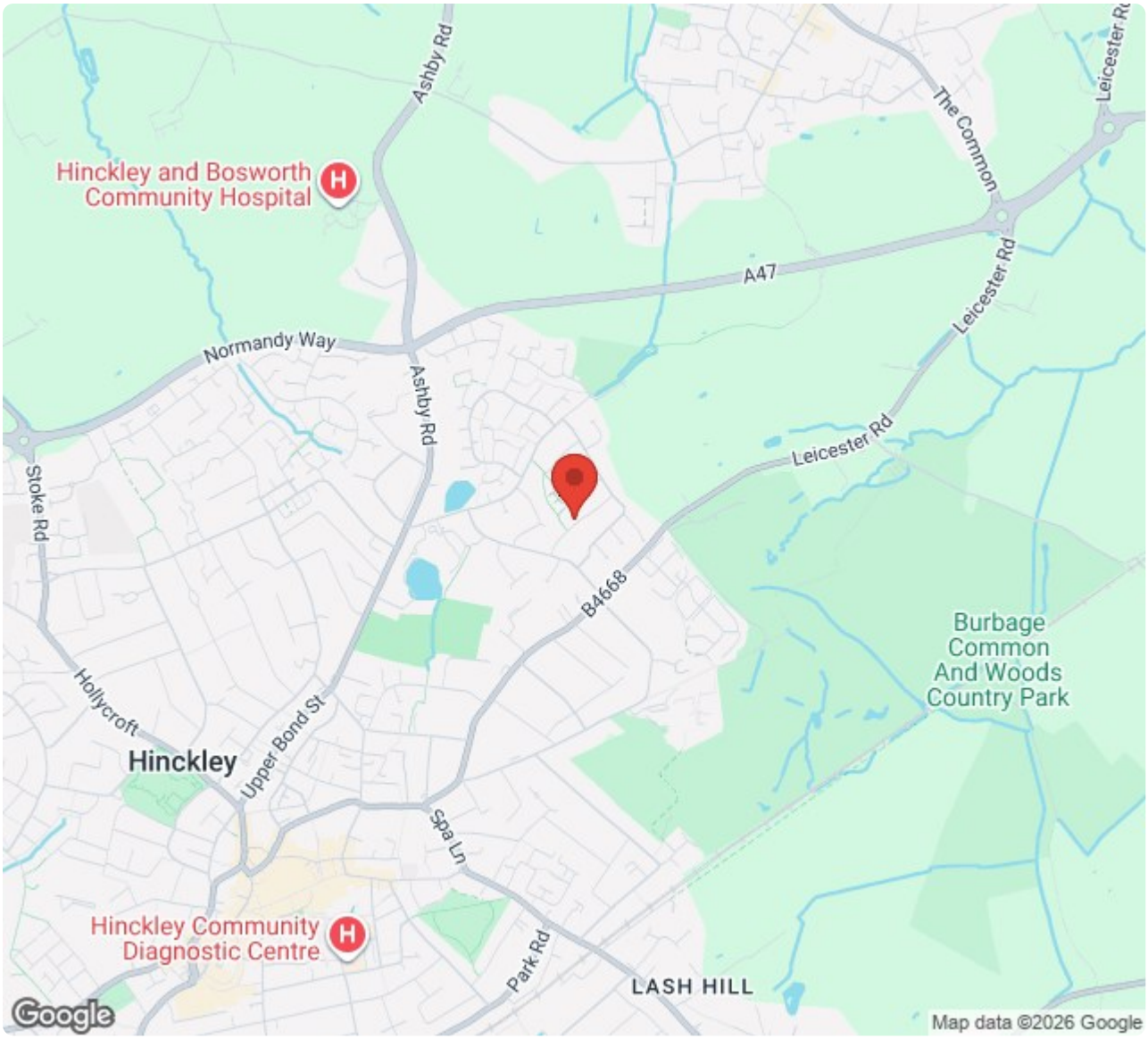
BEDROOM ONE TO REAR
9'5" x 13'0" (2.88 x 3.98)
With radiator and TV aerial point. UPVC SUDG door to

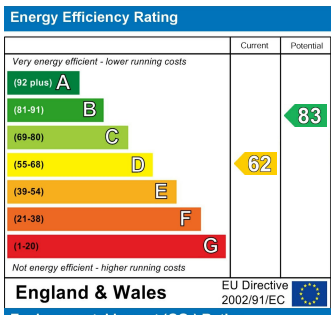
CONSERVATORY TO REAR
10'6" x 7'3" (3.22 x 2.23)
With vinyl flooring, radiator, TV aerial point and plug sockets. UPVC SUDG door to the side and UPVC SUDG French doors to the rear garden.

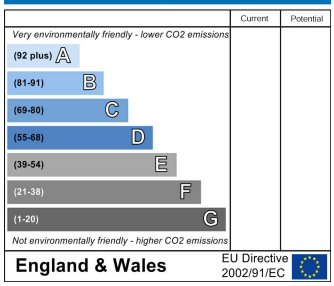
BEDROOM TWO TO REAR
10'2" x 7'7" (3.12 x 2.32)
With fitted wardrobes and double panelled radiator.

REFITTED SHOWER ROOM TO SIDE
6'3" x 6'6" (1.91 x 1.99)
With large walk in shower cubicle with electric shower attachment and glass shower screen to side. Low level WC and vanity sink unit with double cupboard beneath. Radiator, vinyl flooring, fully tiled surrounds and extractor fan.

OUTSIDE
The property is nicely situated set back from the road with a front garden that is laid in stone and a long driveway leading down the right hand side of the property to the garage measuring 2.59m x 5.07m. With a utility station and plumbing for an automatic washing machine and space for a dishwasher, the garage also has power and lighting and houses the electric meters and fuse box. There is also a door to the rear garden.
A pedestrian gate down the left hand side of the property which leads to the good sized fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding borders. A slabbed pathway leads down the left hand side of the property where there is a further patio area at the bottom of the garden with a raised timber decking seating area. There is also an outside light.







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