

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

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5 LYNEHAM CLOSE, HINCKLEY, LE10 0XY

OFFERS OVER £300,000

No Chain! Modern Jelson built detached bungalow on a large corner plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors' surgery, parks, the town centre, The Crescent, train and bus stations and good access to major road links. In need of updating benefitting from "part-electrical central heating and hardwood SUDG. Spacious accommodation offers entrance porch, entrance hall, through lounge dining room and kitchen. Three bedrooms, bathroom and separate WC. Impressive frontage, driveway to double garage. Front and large rear garden. Ample room for an extension (STPP). Contact agents to view. Carpets, curtains and blinds included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Hardwood and glazed double doors leading to

ENTRANCE PORCH

With Terazzo tiled flooring, built in letter box and storage cupboard with lighting above, further wooden and glazed door with matching side panel leads to

L SHAPED ENTRANCE HALLWAY

With single panelled radiator, thermostat for the central heating system, keypad for the burglar alarm system. Door to cloak cupboard. Loft access with extending aluminium ladder for access. Wooden and glazed door to

THROUGH LOUNGE DINING ROOM TO FRONT

22'5" x 13'6" (6.84 x 4.13)

With two electric radiators, gas point, electric fire with surround and TV aerial point.



KITCHEN TO REAR

11'5" x 8'9" (3.48 x 2.68)

With single drainer stainless steel sink unit, double base unit beneath, further floor standing cupboard units, formica working surfaces above. Tiled splashbacks, further wall mounted cupboard units and one tall larder unit, wall mounted gas boiler for the central heating system (gas currently disconnected) with digital programmer. Radiator, appliance recess points, plumbing for automatic washing machine. Wall mounted consumer units. Wooden and glazed door to the side of the property.



BEDROOM ONE TO FRONT

12'3" x 9'11" (3.75 x 3.04)

With built in double wardrobes, single panelled radiator.



BEDROOM TWO TO REAR

9'5" x 9'5" (2.88 x 2.88)

With single panelled radiator.



BEDROOM THREE TO REAR

7'7" x 6'6" (2.33 x 2.00)

With radiator.

BATHROOM TO REAR

4'6" x 9'6" (1.38 x 2.90)

With white suite consisting panelled bath, mixer tap and shower attachment above, vanity sink unit with white double cupboard beneath, contrasting tiled surrounds, shaver point and shaver light. Chrome heated towel rail. Door to the airing cupboard housing the lagged copper cylinder immersion heater for supplementary and domestic hot water.



SEPARATE WC

With white low level WC, wall mounted sink unit, tiled splashbacks.

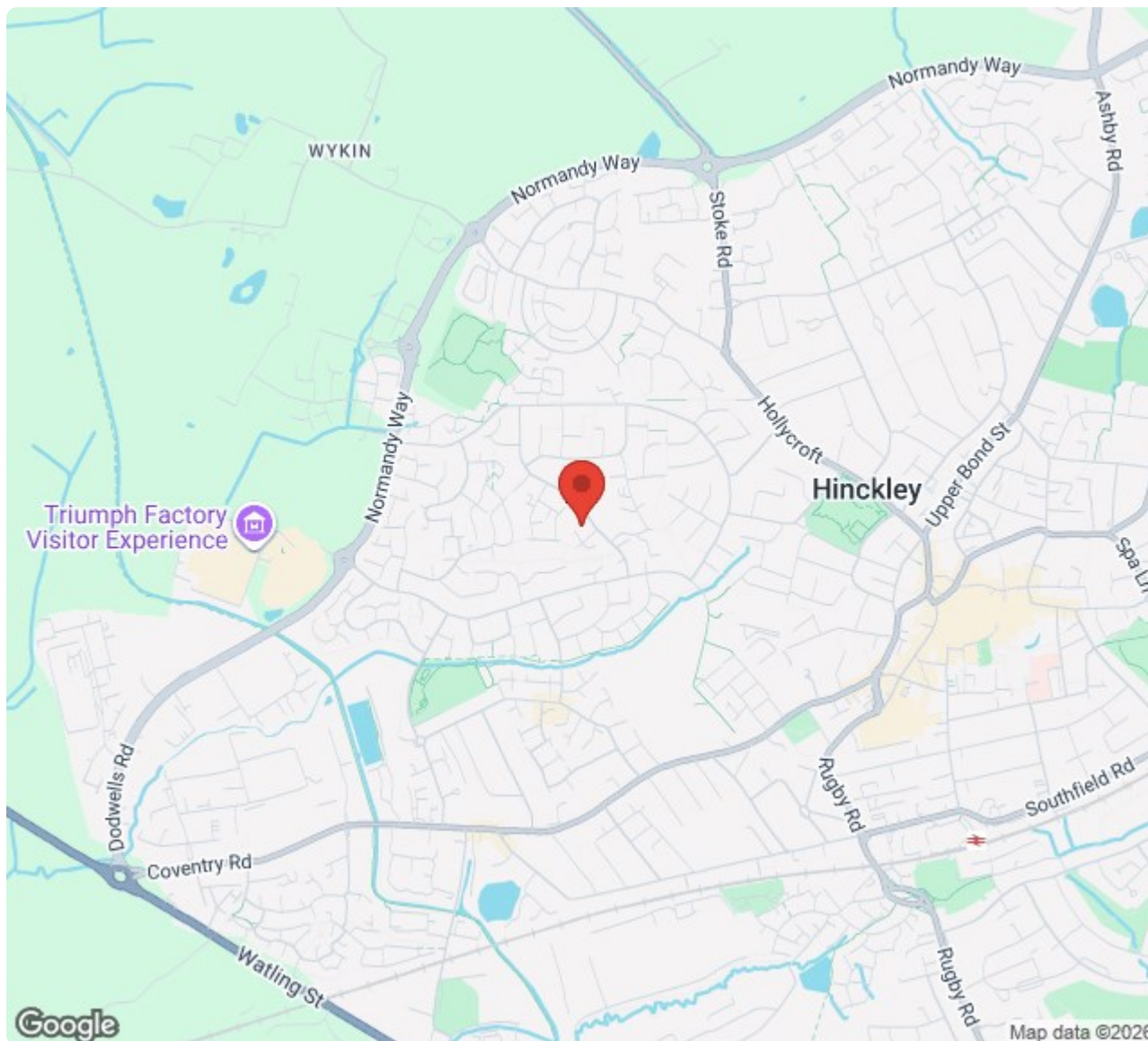


OUTSIDE

The property is nicely situated at the head of a cul de sac on a large corner plot set well back from the road screened behind mature hedging, the front and side gardens are principally laid to lawn, a tarmacadam driveway leads to two single brick built garages measuring 2.51m x 4.95m with electric up and over door to front, there is light and power and keypad for burglar alarm system. A communicating door leads to the other single garage L shaped measuring 4.72m x 3.96m with up and over door to front, light and power with a side pedestrian door and window. A timber gate and brick retaining wall lead down the right hand side of the property where there is a brick built garden store with light and power, double timber doors to front beyond which there is a pathway leading to the large fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. There is also a timber shed, to the left hand side of the property there is a brick retaining wall and timber gate offer a wide access down the side of the property to the rear garden.







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			
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	



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