

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 29 LEIGHTON CRESCENT, ELMESTHORPE, LE9 7SF

**ASKING PRICE £365,000**

No Chain. Attractive extended individual detached bungalow on a large mature plot with open aspect to rear. Sought after and convenient cul de sac location within walking distance of open countryside, The Wentworth Arms, Badgers Mount and with easy access to larger local village centres of Earl Shilton, Barwell and Stoney Stanton and good access to major road links.

Immaculately presented and refurbished including white panel interior doors, LVT flooring, coving, featured contemporary fireplace, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open porch, entrance hall, lounge and extended dining kitchen, three double bedrooms and shower room.

Driveway to single garage, front and large mature rear garden with ample room for an extension or further garage (subject to planning permission). Viewing highly recommended. New carpets, curtains, blinds and white goods included.



## TENURE

Freehold  
Council Tax Band D

## ACCOMMODATION

Open canopy porch with Terrazzo tiled flooring, over head lighting, attractive UPVC SUDG front door with matching side panel to

## ENTRANCE HALLWAY

With single panel radiator, doorbell chimes, digital programmer and thermostat for the central heating system, coving to ceiling, loft access with extending aluminium ladder for access, the loft is partially boarded with lighting and houses the wall mounted gas condensing combination boiler for central heating and domestic hot water. Attractive white four panelled interior door leads to



## LOUNGE TO FRONT

12'10" x 13'10" (3.92 x 4.24)

With a contemporary white surround living flame log effect electric fire with remote control, radiator, TV aerial point, coving to ceiling.



## EXTENDED FITTED DINING KITCHEN

22'6" x 10'5" (6.88 x 3.19)

With a range of french grey fitted kitchen units consisting inset one and half bowl single drainer stainless steel sink unit, mixer tap above double base unit beneath, further matching range of floor mounted cupboard units and drawers, contrasting white marble finished roll edge working services above, tiled splashbacks, further matching wall mounted cupboard units including one double display with leaded and glazed doors. Integrated extractor hood, the white goods are included electric cooker, washing machine, fridge and freezer, coving to ceiling, LVT wood grain flooring. The dining area with double panel radiator, LVT wood grain flooring, coving to ceiling, UPVC SUDG french door to the side of the property.



## BEDROOM ONE TO FRONT

9'10" x 12'10" (3.00 x 3.93)

With radiator, coving to ceiling.



## BEDROOM TWO TO REAR

11'7" x 9'10" (3.55 x 3.00)

With radiator, coving to ceiling, built in double wardrobe in white with double cupboards above.



### BEDROOM THREE TO REAR

8'11" x 12'3" (2.73 x 3.75)

With radiator, coving to ceiling.



### SHOWER ROOM TO REAR

7'4" x 8'5" (2.24 x 2.58)

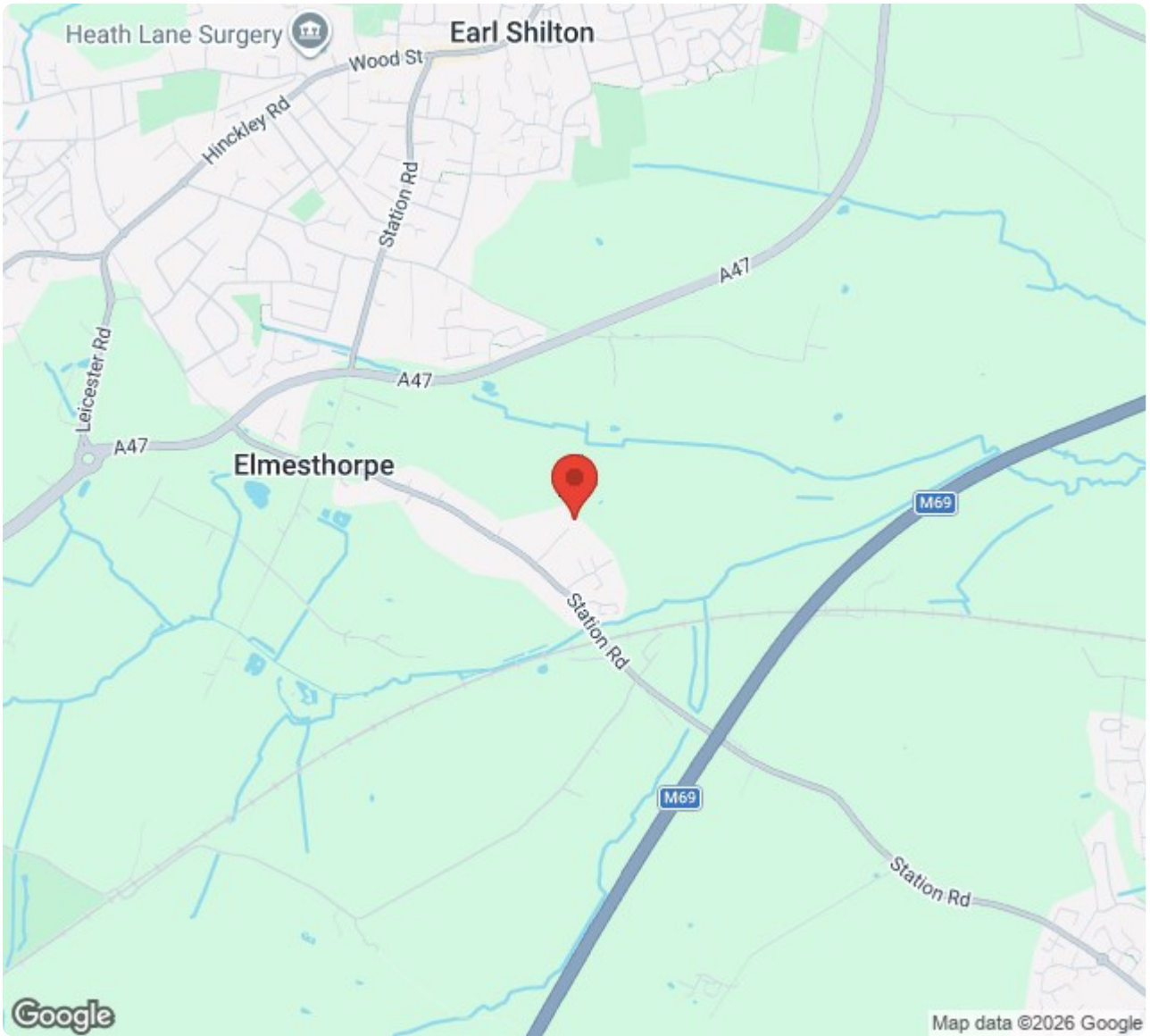
With white suite consisting of a shower cubicle with rain shower, hand held shower, jet spars and glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, coving to ceiling, shaver point, built in full height storage cupboard in white



### OUTSIDE

Outside the property is nicely situated at the head of a cul de sac on a large corner plot set back from the road, the front garden neatly laid to lawn with surrounding well stocked beds and borders, a tarmac driveway offers ample car parking leads to a large single brick built garage (2.74m x 5.78m) with electric up and over door to front, there is also a workbench, wall mounted storage cupboards and shelving, it also houses the electric meters and consumer unit, there is also light and power. UPVC SUDG side window and further pedestrian door, cold water tap. A further shared Tarmac driveway leads down the side of the property, a wrought iron gate and slab pathway leads down the left hand side of the property to the large rear garden which is enclosed by panel fencing and mature hedging. To the left hand side of the property is a further lawned garden area with surrounding beds, the large rear garden is principally laid to lawn with raised beds, further Pergola and patio and surrounding beds, aluminium greenhouse, outside tap. To the right hand side of the property a timber gate leads to the rear garden and there is potential for creating a further driveway and garage (subject to planning permission) to rear, crazy paving patio adjacent to the rear of the property.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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			
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