

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**15 STOKE ROAD, HINCKLEY, LE10 0EA**

**ASKING PRICE £365,000**

No Chain. Attractive detached bungalow set on a large plot. Popular and convenient location within walking distance of the town centre, The Crescent, doctors, dentists, train and bus stations, Asda, Morrisons, Hollycroft Park, schools and with good access to major road links. Immaculately presented including refitted kitchen and bathrooms, Original parquet flooring, UPVC SUDG and UPVC soffits and fascias, Spacious accommodation offers entrance porch, entrance hall, lounge, open plan living dining kitchen. Three bedrooms (main with en suite shower room) and family bathroom. Impressive driveway for ample parking & large rear garden . Viewing recommended. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band E  
EPC Rating C

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE PORCH

6'7" x 7'4" (2.03 x 2.25)

With tiled flooring, UPVC SUDG door to

## ENTRANCE HALLWAY

4'11" x 19'2" (1.51 x 5.86)

With wired in smoke alarm, inset ceiling spotlights, coving to ceiling. Original parquet flooring. Heating programmer. Panelled door to



## LOUNGE TO REAR

12'6" x 16'11" (3.83 x 5.17)

With wood effect laminate flooring, coving to ceiling, ceiling rose, smoke alarm. Double panelled radiator. Feature fireplace with timber mantle, tiled backing and marble hearth. UPVC SUDG doors to the rear garden. Panelled door to



## LIVING/DINING/KITCHEN

18'3" x 22'11" (5.57 x 7.01)

With tiled flooring, double panelled radiator, single panelled radiator, inset ceiling spotlights, a range of fashionable wood grain cream floor standing kitchen cupboard units with brushed chrome handles. Wood effect laminated working surfaces, one and a half stainless steel drainer sink with chrome mixer taps, tiled splashbacks, built in Lamona oven with four ring electric hob and extractor. Built in Lamona dishwasher, matching wall hung cupboard units and matching island unit with laminated wood effect working surfaces above incorporating drawers and cupboards. Recess for American fridge/freezer, plumbing for automatic washing machine, wall mounted cupboard housing the consumer unit and meters and a further wall mounted cupboard housing the Glowworm combination boiler for domestic hot water and gas central heating. Wall mounted TV aerial point for plasma TV. UPVC SUDG doors to rear garden. Panelled door to



### **BEDROOM ONE TO FRONT**

12'11" x 10'5" (3.94 x 3.20)

With double panelled radiator. Panelled door to



### **EN SUITE SHOWER ROOM**

6'2" x 5'0" (1.89 x 1.54)

With tile effect vinyl flooring, three piece suite consisting of a pedestal wash hand basin with chrome mixer taps, low level WC, corner glazed shower enclosure with wall mounted MIRA electric shower, tiled surrounds, extractor fan. Wall mounted mirror fronted cupboard unit, chrome towel heater. Panelled door to



### **BEDROOM TWO**

12'11" x 11'10" (3.95 x 3.62)

With single panelled radiator with loft access, the loft is partially boarded. Panelled door to



### **BEDROOM THREE**

12'11" x 9'11" (3.94 x 3.04)

With single panelled radiator, coving to ceiling. Built in timber cupboard units with shelving and hanging rails, smoke alarm. Panelled door to



### **FAMILY BATHROOM**

6'6" x 5'7" (1.99 x 1.71)

With tile effect vinyl flooring, three piece suite consisting low level WC, pedestal wash hand basin with chrome mixer taps, panelled bath with chrome mixer tap, shower screen, bar shower above with hand attachment, tiled surrounds, inset ceiling spotlights, extractor fan, skylight with Velux window above.

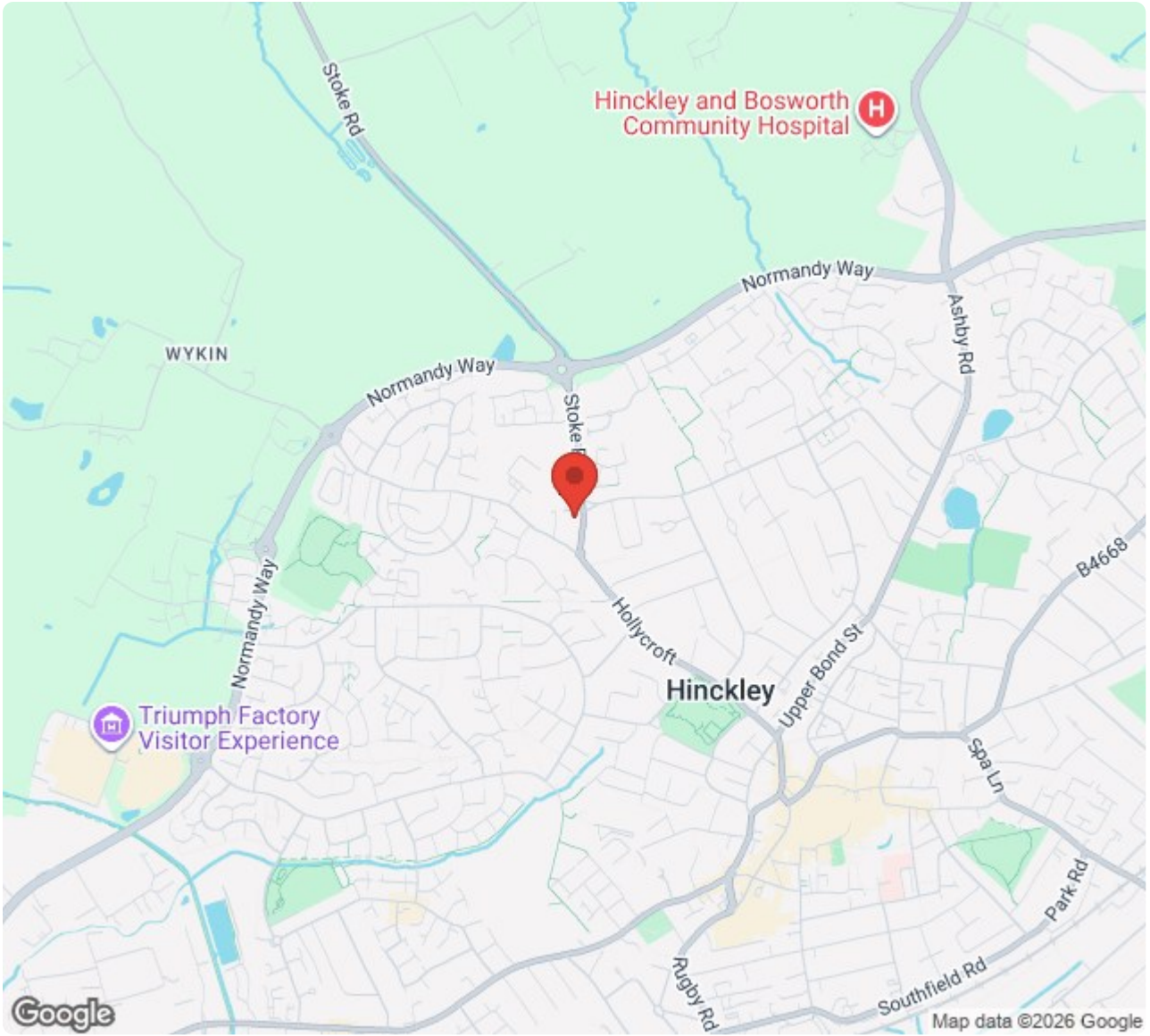


## OUTSIDE

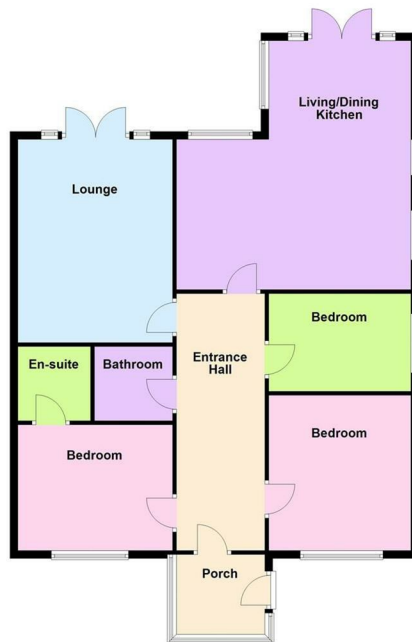
The property to front has a large block paved driveway, (the border of which is the charcoal pave stones), for ample car parking. Beyond a brick built privacy wall with a raised brick bed with mature shrubs. The property to rear has a concrete slabbed patio adjacent to the rear of the house, the garden is fenced and enclosed and shall be turfed, the access to the rear garden is via a timber gate.

Access road to right hand side for properties to rear.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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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