Scrivins & Co
Sales & Lettings

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

T **01455 890480** E **sales@scrivins.co.uk** W **scrivins.co.uk**



38 ROSEWAY, NUNEATON, CV13 6HQ

OFFERS IN EXCESS OF £305,000

Stunning, extended, traditional semi detached family home in a popular village. Sought after and convenient location, close to open countryside, within walking distance of the village centre including shops, schools, doctors surgery, public houses, Ashby canal and good access to major road links. Immaculately presented including feature fireplace, tiled flooring, gas central heating and UPVC SUDG. Accommodation offers entrance porch, entrance hallway, through lounge diner, kitchen and separate WC. Three bedrooms and family bathroom. Driveway to garage and enclosed rear garden. Carpets and blinds included.







TENURE
Freehold
Council Tax Band C

ACCOMMODATION
UPVC SUDG door to

ENTRANCE PORCH
5'3" x 1'6" (1.61 x 0.47)
With tiled flooring, timber and glazed door to

ENTRANCE HALLWAY
5'5" x 11'4" (1.67 x 3.47)
With LVT flooring, single panel radiator, wired in smoke alarm, door to under stairs storage cupboard housing the fuse board and electric meter, panel door to

LOUNGE
11'4" x 16'2" (3.47 x 4.95)
With decorative fireplace with oak mantle brick backing and slate hearth, door to



THROUGH LOUNGE DINING
8'5" x 18'6" (2.57 x 5.64)
With single panelled radiator, UPVC SUDG doors to rear garden.





KITCHEN
7'9" x 20'8" (2.38 x 6.32)
With wood effect laminate flooring, a range of fashionable floor standing gloss white kitchen cupboard units with brushed chrome handles, marble effect working surfaces, tiled splashbacks with built in Beko oven, four ring gas hob and extractor fan above, recess for plumbing for washing machine, recess for dryer, further matching range of wall cupboard units, wall hung Worcester combination boiler for domestic hot water and gas central heating, one and a half ceramic sink with chrome mixer taps, inset spotlights, wired in heat detector, UPVC SUDG door to rear garden, panel door to





SEPARATE WC
2'4" x 3'1" (0.72 x 0.96)

FIRST FLOOR LANDING
With loft access, wired in smoke alarm, door to

BEDROOM ONE TO FRONT
9'5" x 12'6" (2.89 x 3.83)
With single panel radiator.



BEDROOM TWO TO REAR
9'2" x 11'2" (2.81 x 3.41)
With single panel radiator.



BEDROOM THREE TO FRONT
7'6" x 6'6" (2.31 x 1.99)
With single panel radiator.



FAMILY BATHROOM
7'4" x 5'5" (2.26 x 1.66)
With tiled flooring, three piece suite consisting low level WC, vanity wash hand basin with storage beneath chrome mixer taps and LED mirror fronted storage unit above, P shaped bath with bar shower with hand attachment chrome mixer taps, glass shower screen, tiled surrounds, extractor fan, inset spotlights.

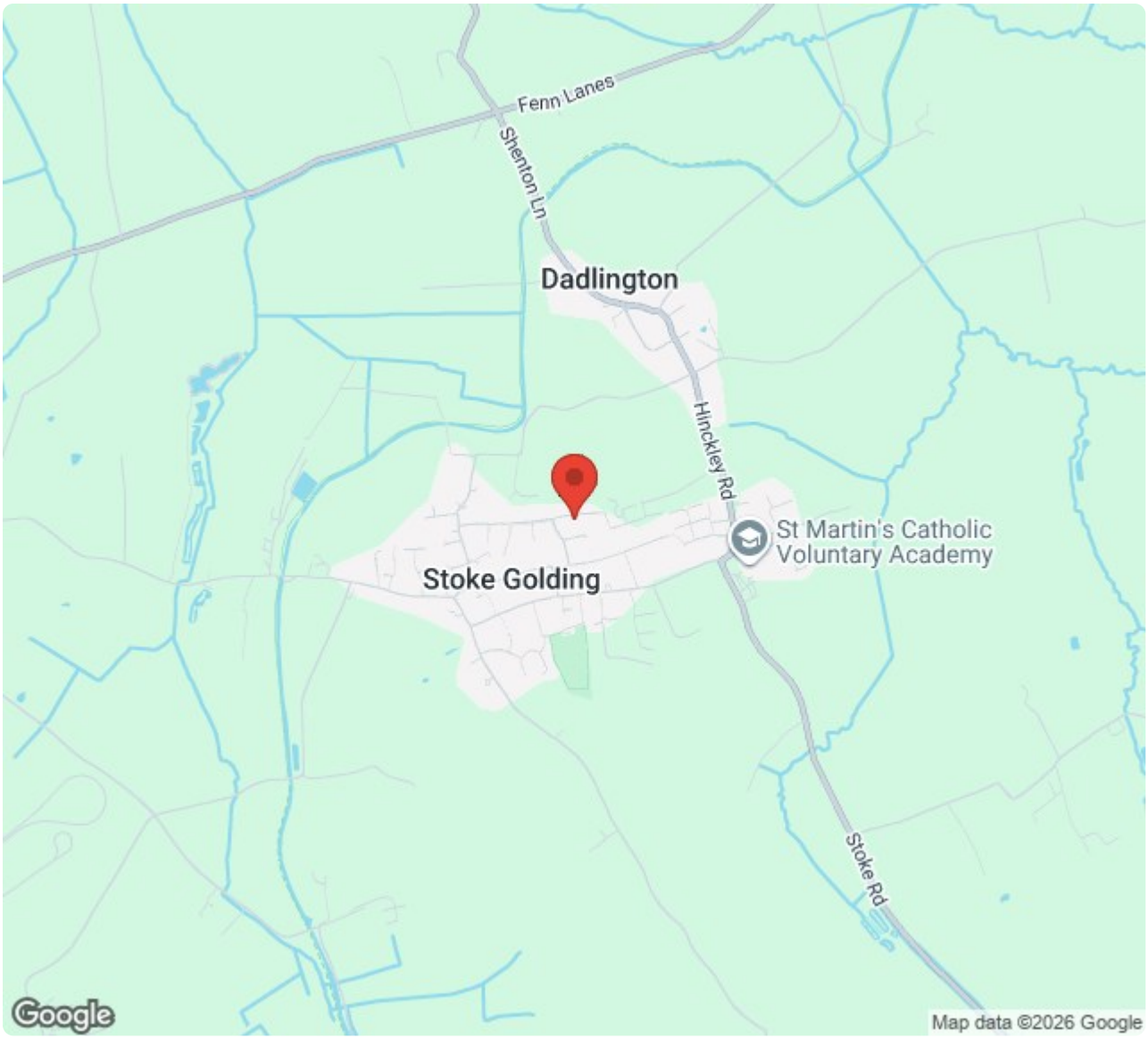


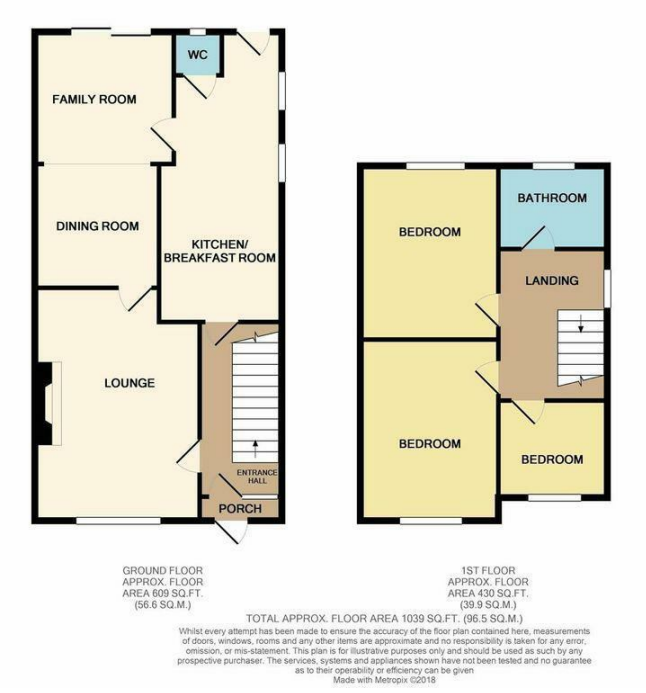


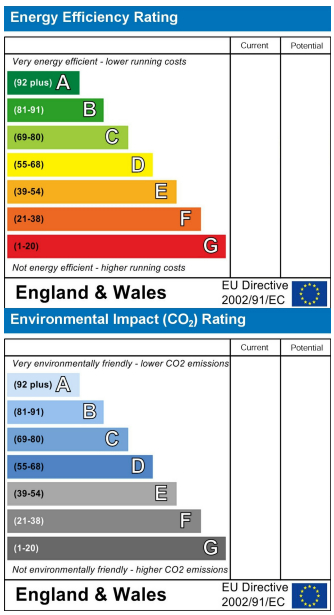
OUTSIDE
Outside the property to front is a block paved driveway to front leading to a single garage with up and over door, car charger to the side of the property. Outside the property to rear is a raised porcelain patio with steps down to the garden which is predominately laid to lawn fenced and enclosed with raised beds, timber shed, outside tap.











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