

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**10 THE FAIRWAY, HINCKLEY, LE10 2TZ**

**ASKING PRICE £375,000**

Extended detached bungalow on a large sunny plot. Sought after and convenient non estate location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, restaurants, public houses, Hinckley town centre and good access to the A5 and M69 motorway. Well presented and much improved including white panelled interior doors, feature fireplace, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hallway, lounge, dining room and kitchen. Three good sized bedrooms and bathroom. Driveway to front offering ample car parking leading to a single garage and workshop with shower room. Large sunny rear garden with summerhouse and shed. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band D

## ACCOMMODATION

Red composite front door leading to the

## ENTRANCE PORCH

With tiled flooring, wooden and glazed door to

## LARGE ENTRANCE HALLWAY

With radiator, inset ceiling spotlights, loft access. White panelled interior door leading to a storage cupboard with shelving and houses the consumer unit. White panelled interior door to

## KITCHEN TO REAR

9'10" x 16'9" (3.01 x 5.13)

With a range of floor standing fitted kitchen units with roll edge working surface above, inset double stainless steel drainer sink with mixer taps above. A range of Neff appliances including a double Neff oven, gas hob with matching extractor hood above and under counter fridge. Further range of matching wall mounted cupboard units one housing the Worcester gas combination boiler for gas central heating and domestic hot water. Inset ceiling spotlights, tiled flooring, radiator and UPVC SUDG door to the rear garden. Wooden and glazed double doors lead to



## DINING ROOM TO REAR

10'1" x 8'10" (3.08 x 2.70)

With tiled flooring and radiator.



## LOUNGE TO REAR

11'11" x 16'5" (3.65 x 5.01)

With feature fireplace with hearth with wooden mantle surrounding incorporating a coal effect electric fire and electric heater.



## BATHROOM TO SIDE

5'6" x 10'4" (1.68 x 3.16)

With ad four piece suite consisting of a white panelled bath with mixer tap and shower attachment, fully tiled shower cubicle with electric shower attachment and folding shower screen, vanity sink unit with double cupboard beneath and low level WC. Chrome heated towel rail, extractor fan, inset ceiling spotlights and radiator.



### **BEDROOM ONE TO FRONT**

10'5" x 11'11" (3.19 x 3.64)

With fitted wardrobes consisting of two double wardrobe units and radiator.



### **BEDROOM TWO TO FRONT**

9'11" x 10'7" (3.03 x 3.24)

With radiator.



### **BEDROOM THREE TO SIDE**

10'1" x 8'2" (3.09 x 2.51)

With radiator.



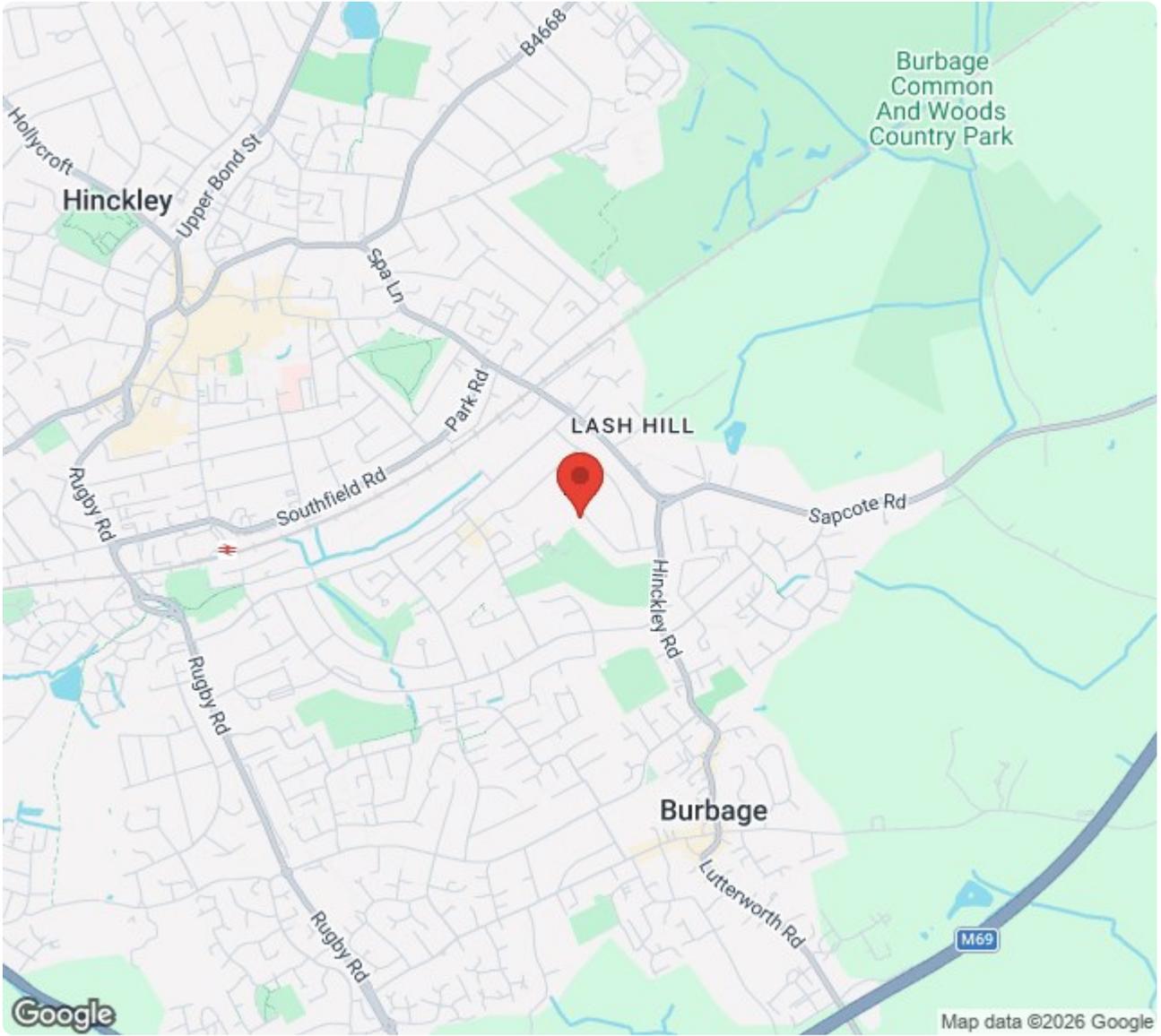
### **OUTSIDE**

The property is nicely situated set well back from the road with a large tarmac driveway to front offering ample car parking/ caravan parking. The driveway leads to the single garage (3.67m x 4.88m) with electric roller shutter door to front, lighting and power . A door leads to the workshop (6.22m x 3.40m) with lighting, power and a door to a shower room with tiled shower cubical, low level WC and pedestal wash hand basin.

There is a large fenced and enclosed rear garden with a slabbed and stoned patio adjacent to the rear of the property with a raised bed, beyond which the garden is principally laid to lawn with several slabbed pathways leading to the top of the garden. There are decorative circular borders and further borders to side with shrubs. To the top of the garden is a timber summerhouse with double doors to front. Timber shed and a water butt.







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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