

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 1 ANDREW CLOSE, STOKE GOLDING, CV13 6EL

**ASKING PRICE £325,000**

No Chain. Attractive modern Tony Cartwright built detached bungalow on a good sized sunny plot. Sought after and convenient cul de sac location within walking distance of the village centre including a shop, schools, doctors surgery, public houses, Ashby Canal, open countryside and good access to major road links. Benefits from oak panel interior doors, coving, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, lounge, dining kitchen, inner hallway. Three bedrooms and bathroom with shower. Deep driveway to single garage. Good sized front and enclosed sunny rear garden. Contact agents to view. Carpets and curtains included.



## TENURE

Freehold  
Council Tax Band D  
EPC Rating D

## ACCOMMODATION

Attractive wood grain UPVC SUDG front door to

## ENTRANCE PORCH

With one wall light, oak panelled and glazed interior doors leads to

## LOUNGE TO FRONT

14'8" x 15'9" (4.49 x 4.82)

With feature fireplace incorporating a living flame log effect electric fire with remote control, two radiators, two matching wall lights, coving to ceiling and TV aerial point.



## FITTED KITCHEN TO FRONT

7'5" x 16'2" (2.27 x 4.95)

With inset single drainer stainless steel sink unit, mixer tap above, double base unit beneath. Further floor mounted cupboard units and five drawer unit, contrasting wood grain roll edge working surfaces above with inset four ring electric hob unit, single oven with grill beneath, stainless steel chimney extractor hood above, tiled splashbacks. Further matching range of wall mounted cupboard units, appliance recess points. Plumbing for automatic washing machine, coving to ceiling and radiator. UPVC SUDG door to the side of the property. Door to



## INNER HALLWAY

Housing the digital programmer for the central heating and domestic hot water.

## BEDROOM ONE TO REAR

12'11" x 11'10" (3.94 x 3.63)

With radiator.



### **BEDROOM TWO TO REAR**

10'7" x 9'10" (3.24 x 3.01)

With radiator.



### **BEDROOM THREE TO REAR**

7'9" x 9'10" (2.37 x 3.00)

With radiator.



### **BATHROOM TO SIDE**

6'5" x 7'5" (1.96 x 2.27)

With white suite consisting panel bath, electric shower above, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, extractor fan.



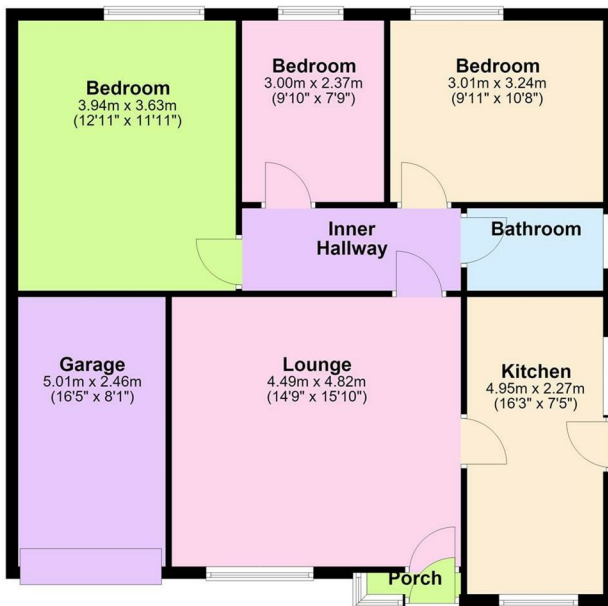
### **OUTSIDE**

Outside the property is nicely situated set well back from the road, the front garden is principally laid to lawn, a tarmacadam driveway offering ample car parking leads to a single brick built integral garage (2.46m x 5.01m) with up and over door to front, has light and power, wall mounted Baxi gas condensing boiler for central heating and domestic hot water, further loft access, housing the cylinder for domestic hot water. Wrought iron gates and slab pathways lead down both sides of the property to the fully fenced and enclosed rear garden which has a L shaped slabbed full width patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds, the garden has a sunny aspect, some outside lighting and a cold water tap to the right hand side of the property.





**Ground Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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