

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

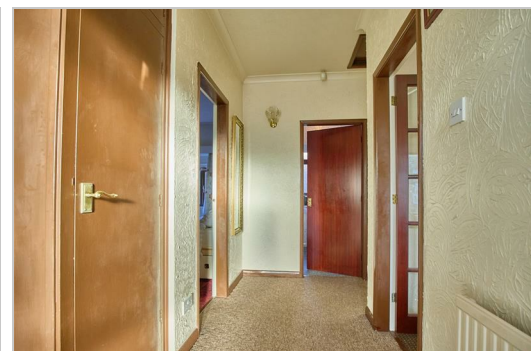
**T** 01455 890480 **E** sales@scrivins.co.uk **W** scrivins.co.uk



### **31 HIGHAM WAY, HINCKLEY, LE10 2PU**

**OFFERS IN THE REGION OF £260,000**

**NO CHAIN.** Semi detached bungalow set on a large corner plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, the village centre, public houses, restaurants, bus service and good access to the A5 and M69 motorway. In need of some updating the property benefits from UPVC SUDG, gas central heating, panelled interior doors and fitted wardrobes. Accommodation includes dining kitchen, lounge, two double bedrooms (main with built in wardrobes) & bathroom. Large driveway & brick built garage. front & rear gardens.



## TENURE

Council Tax Band C

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE PORCH

5'4" x 2'7" (1.64 x 0.79)

With lighting, timber and glazed door to

## ENTRANCE HALLWAY

6'4" x 13'8" (1.94 x 4.17)

With single panel radiator, coving to ceiling, loft access, built in timber storage cupboard. Timber and glazed door to



## LOUNGE

14'11" x 11'11" (4.57 x 3.65)

With a single panel radiator, feature fireplace with stone hearth and mantle, with stone backing also incorporating a gas fire. Timber and glazed door to



## KITCHEN

12'0" x 10'4" (3.66 x 3.17)

With tiled flooring, a range of floor standing timber kitchen cupboard units with stone effect roll edge working surfaces. Stainless steel sink with chrome mixer tap, free standing Montpellier electric oven, extractor above. Smart meter. Zanussi washing machine, free standing Ice King fridge, single panel radiator. Built in timber cupboard, further matching range of wall cupboard units, aluminium door to



## REAR LOBBY

5'8" x 3'1" (1.73 x 0.94)

With timber door to storage cupboard housing the conventional gas boiler for central heating and immersion tank. Door to

### BEDROOM ONE TO REAR

10'7" x 12'11" (3.23 x 3.95)

With single panel radiator, full width built in wardrobes with shelving and hanging rails.



### BEDROOM TWO TO FRONT

10'5" x 9'4" (3.18 x 2.86)

With a single panel radiator.



### BATHROOM

7'5" x 6'6" (2.28 x 2.00)

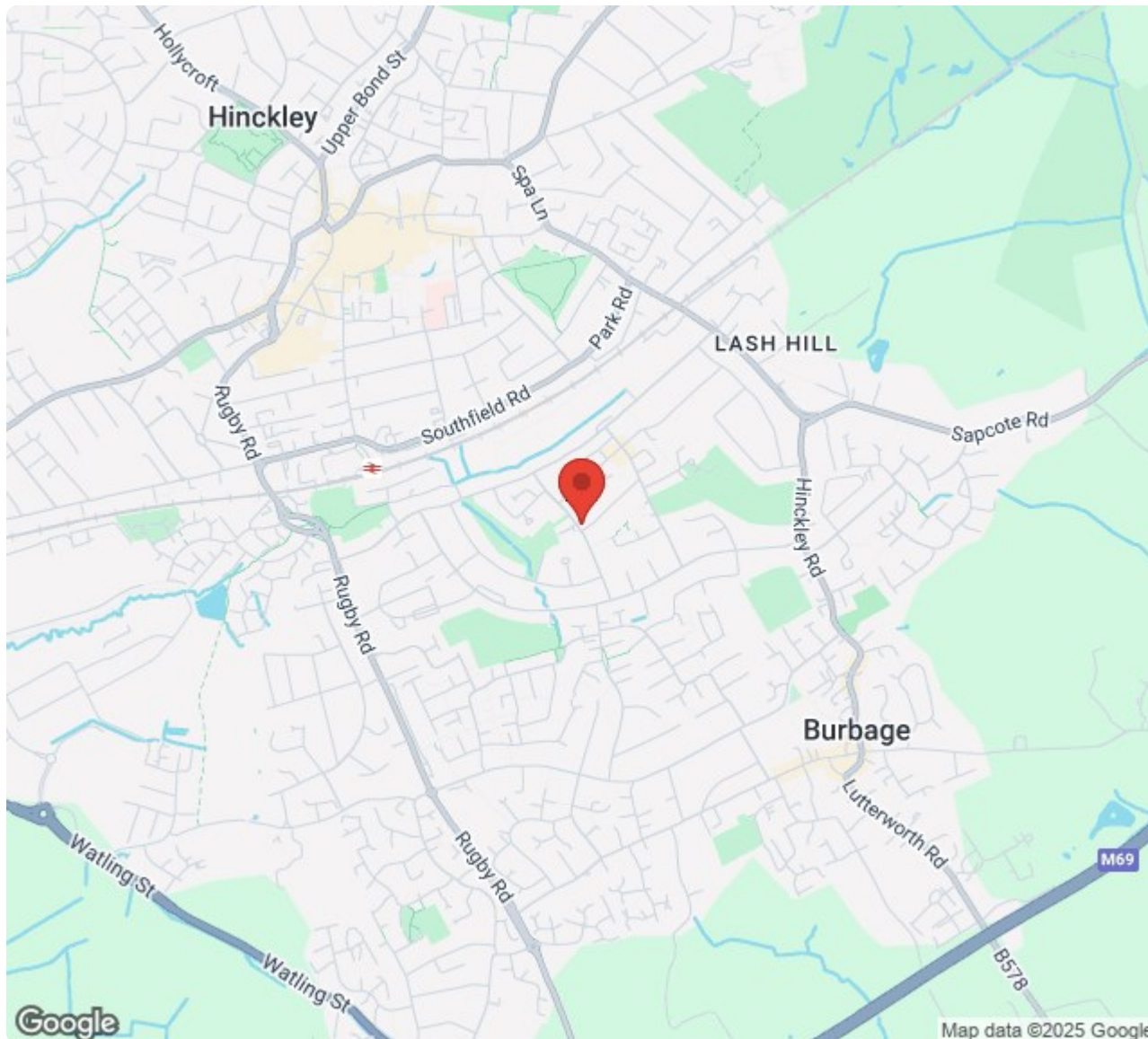
With a three piece suite consisting of a low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and Myra shower above. Single panel radiator, extractor fan, built in timber storage cupboard with shelving.



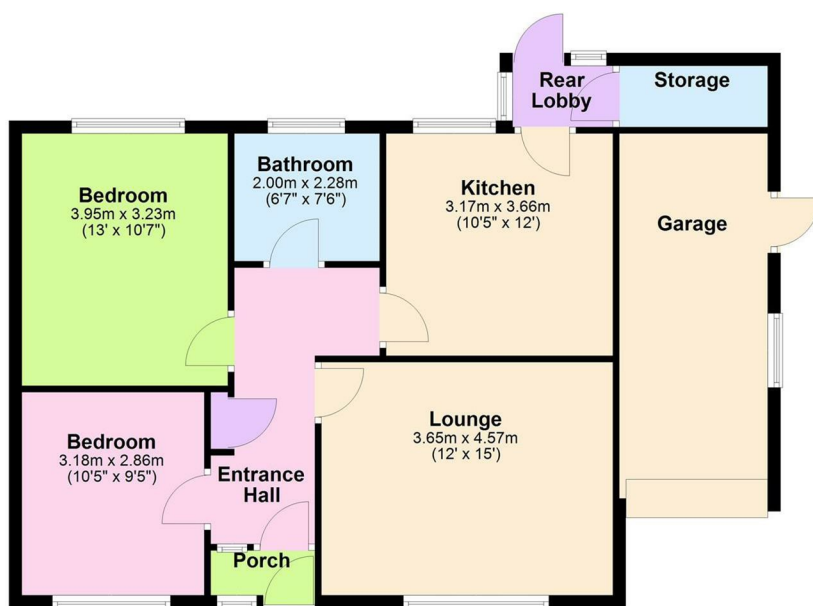
### OUTSIDE

Outside the property to front is a large block paved driveway wrapping around the side of the property. Beyond a low level brick wall to a single garage with up and over door with electric and lighting. Front garden is predominately laid to lawn, a pedestrian gate for access to rear garden. Rear garden has a concrete slabbed patio, fence enclosed predominately laid to lawn with mature shrubs with a small pond surrounded with decorative stone.





### Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		



**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