

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## CREG- NY- BA BLAKE CLOSE, HINCKLEY, LE10 1UR

**OFFERS OVER £375,000**

Stunning two bedroom detached bungalow located in a cul de sac. Sought after and convenient location within walking distance of the town centre, local schools, Morrisons, ASDA, parks, open countryside, bus service and good access to major road links. Immaculately presented including Amtico flooring, white panelled interior doors, integrated appliances, feature fireplace, gas central heating and UPVC SUDG.

Spacious accommodation offers entrance hallway, separate WC, lounge and open plan living dining kitchen. Two double bedrooms, both with en suites and fitted furniture. Wide driveway to single garage and good sized enclosed rear garden. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band D  
EPC Rating C

## ACCOMMODATION

Composite front door to

## ENTRANCE HALLWAY

With Amtico strip flooring, control panel for the burglar alarm system, radiator. Loft access, which is partially boarded with lighting. White panelled door to

## SEPARATE WC

6'8" x 2'10" (2.04 x 0.88)

With Amtico strip flooring, radiator, low level WC, pedestal wash hand basin with tiled splashback, extractor fan and also housing the consumer unit.



## LOUNGE TO FRONT

22'8" x 16'6" x 20'6" max (6.92 x 5.05 x 6.26 max)

With feature fireplace with stone hearth, backing and mantle surrounding incorporating a gas fire. Three radiators and TV aerial point. UPVC SUDG doors to



## OPEN PLAN LIVING/DINING/KITCHEN

21'8" x 20'6" x 16'6" max (6.61 x 6.26 x 5.05 max)

With a range of floor standing sage green fitted kitchen units with wood effect working surface above and an inset one and a half bowl stainless steel drainer sink with mixer tap. A range of integrated appliances include dishwasher, washing machine, induction hob with stainless steel splashback, extractor hood above, oven, microwave oven and fridge freezer. A further range of matching wall mounted cupboard units. A matching kitchen island unit with six drawers and seating. Two full height cupboard units and contrasting white glazed display cabinets. LVT strip flooring, three radiators and air conditioning unit. Six Velux windows and UPVC SUDG French doors to the rear garden.



## BEDROOM ONE TO REAR

8'3" x 16'2" (2.52 x 4.93 )

With a range of fitted bedroom furniture consisting of one double and one single wardrobe unit, two further single wardrobe units with a range of cupboards above the bed and matching dressing table with six drawers. Radiator. White panelled interior door to



### EN SUITE BATHROOM

7'0" x 5'4" (2.14 x 1.64)

With white panelled bath with mixer tap and shower attachment above and glazed shower screen to side, low level WC and pedestal wash hand basin with tiled splashbacks. Vinyl flooring, radiator, white tiled surrounds, inset ceiling spotlights, extractor fan, shaver point and two wall mounted cupboards.



### BEDROOM TWO TO FRONT

10'4" x 9'8" (3.17 x 2.97)

With a range of fitted bedroom furniture consisting of two single wardrobes, cupboards above the bed and two matching bedside tables. Radiator. White panelled interior door to



### EN SUITE SHOWER ROOM

3'2" x 7'2" (0.99 x 2.19)

With fully tiled shower cubicle with two shower attachments and shower door, low level WC and pedestal wash hand basin with tiled splashbacks. Tiled flooring, radiator, inset ceiling spotlights, extractor fan and two wall mounted cupboards.

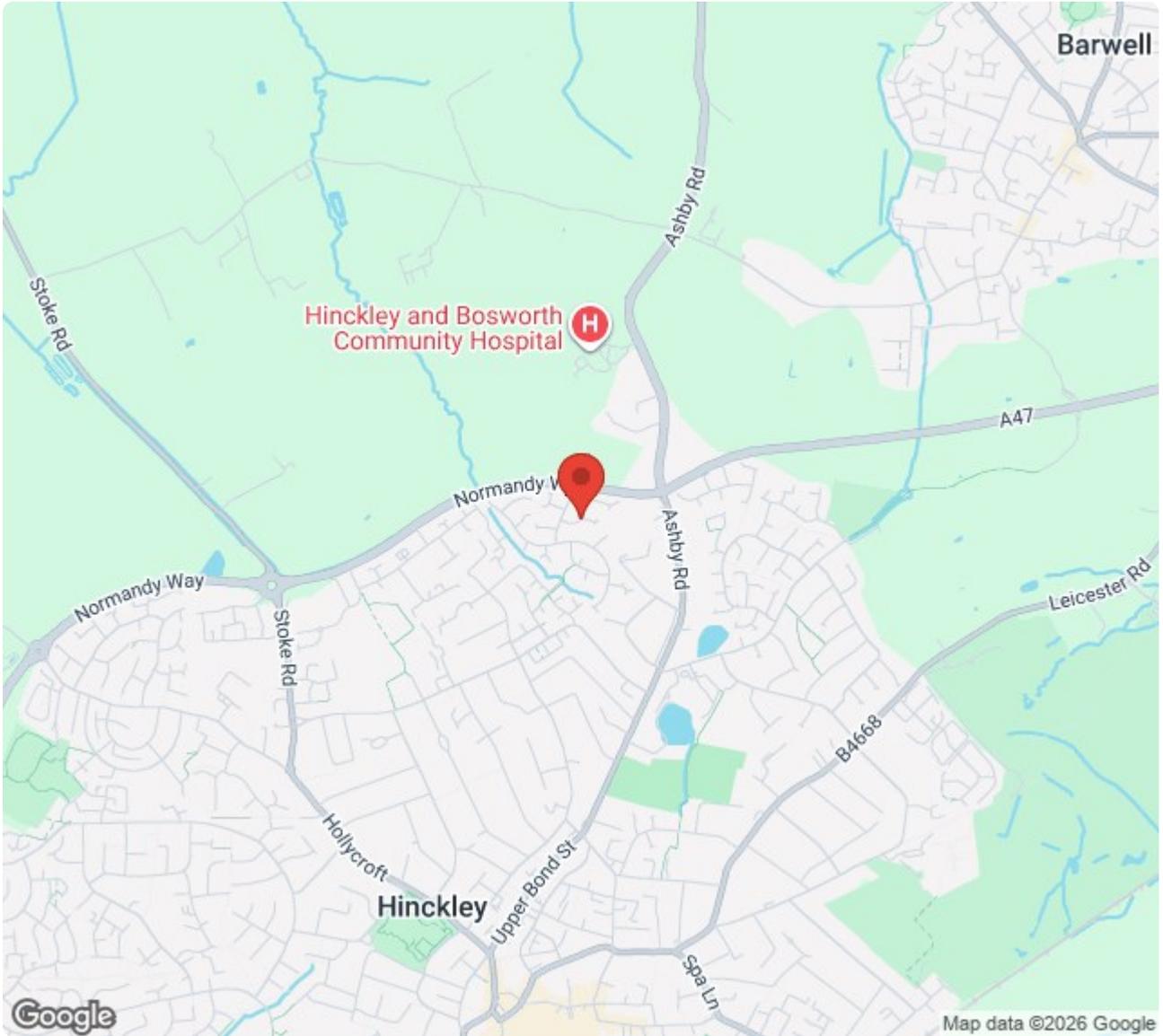


### OUTSIDE

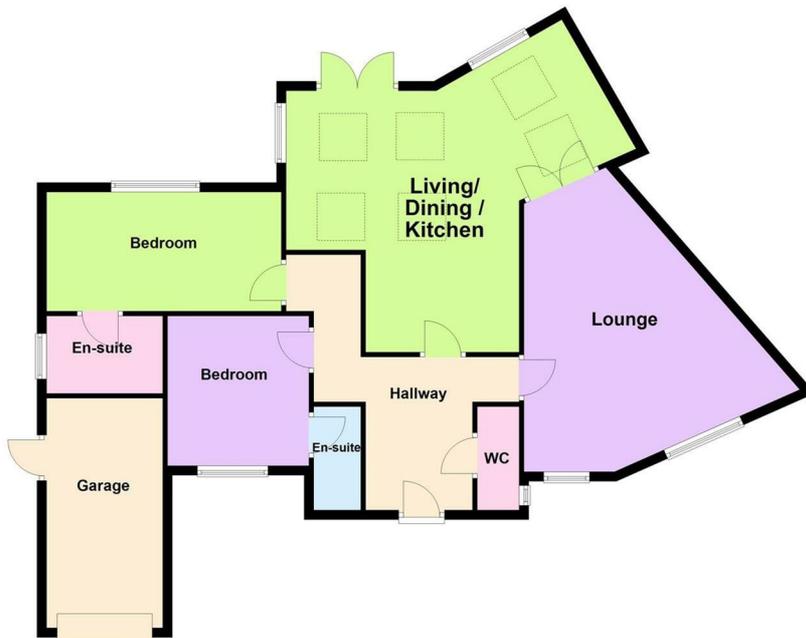
The property is nicely situated in a cul de sac, set back from the road, with a wide tarmac driveway to front leading to a single integral garage (4.86m x 2.44m). With up and over door to front, lighting, power and houses the Baxi gas combination boiler for central heating and domestic hot water. There is a fitted working surface with space for a tumble dryer or other under counter appliances.

There is a block paved patio to the front door and stoned borders to front. A gate down the left hand side of the property offers access to the fully fenced and enclosed rear garden with a block paved patio adjacent to the rear of the property, beyond which is a circular lawned area with surrounding borders. To the top of the garden is a raised timber decking area. There are also further surrounding borders edged by railway sleepers. Outside tap, lighting and a power point.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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