

Scrivins & Co

Sales & Lettings

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

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3 PRIESTHILLS ROAD, HINCKLEY, LE10 1AQ

OFFERS OVER £350,000

NO CHAIN. Attractive traditional bay fronted detached bungalow on a large plot with an impressive frontage of approximately 69 ft. Sought after and highly convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentist, train and bus stations, Leisure Centre and good access to major road links. Benefits from gas central heating and UPVC SUDG. Spacious accommodation offers open porch, entrance hall, lounge, dining room/ bedroom three, breakfast kitchen, side porch and boiler room. Two double bedrooms, hobby room, bathroom and WC. Wide driveway to detached garage. Large front, side and enclosed rear garden. Contact agents to view. Carpets included.



TENURE

Freehold

ACCOMMODATION

Open recess porch with terrazzo tiled flooring. Original wood panelled and leaded glazed door leads to

SPACIOUS ENTRANCE HALLWAY

with single panelled radiator. Keypad for burglar alarm system. Thermostat for central heating system. Built in double cloaks cupboard. Telephone point. Large loft access with extending timber ladder for access leading to

HOBBY ROOM/ STUDY

17'5" x 11'3" (5.32 x 3.43)

with radiator. Light and power. Window in the roof line. Door into the eaves.

FRONT LOUNGE

15'9" x 12'2" (4.82 x 3.73)

with feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame log effect electric fire. Gas point to side. Double panelled radiator. Coving to ceiling. TV point.



DINING ROOM/ BEDROOM THREE TO REAR

10'11" x 12'2" (3.35 x 3.72)

with feature original open tiled fireplace with fitted gas fire. Original oak block flooring. TV and telephone points. Radiator. UPVC SUDG French door to rear garden.



BREAKFAST KITCHEN TO REAR

13'8" x 10'4" (4.18 x 3.15)

with a range of cream fitted kitchen units with inset single drainer resin sink unit with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and four drawer unit. Wood grain roll edge working surfaces above. Further wall mounted cupboard units and one tall larder unit. Appliance recess points. Gas cooker point. Plumbing for automatic washing machine. Radiator. Door to walk in pantry with fitted shelving and lighting. Door to



SIDE PORCH

with terrazzo tiled flooring. Wooden glazed door to outside. Door to

BOILER ROOM/ STORE ROOM

with fitted shelving. Lighting. Wall mounted Baxi gas condensing combination boiler for central heating and domestic hot water with built in programmer.

BEDROOM ONE TO FRONT

14'8" x 12'3" (4.48 x 3.75)

with built in double wardrobe. Double panelled radiator.



BEDROOM TWO

11'1" x 12'2" (3.40 x 3.73)

with radiator.



BATHROOM

5'11" x 8'2" (1.82 x 2.50)

with panelled bath, main shower unit above. Pedestal wash hand basin. Contrasting tiled surrounds. Radiator. Shaver point. Built in linen cupboard. Door to



SEPARATE WC

with white low level WC. Contrasting half tiled surrounds.

OUTSIDE

the property is set back from the road having an impressive frontage of approximately 69ft screened behind a high brick retaining wall. The front garden is principally laid to lawn with surrounding beds. A slabbed and concrete driveway leads down the right hand side of the property to a detached sectional concrete garage with double timber doors to front, light and power. Side garden and potential for further garage, extension or parking subject to planning permission. Attached to the rear of the bungalow is a brick built store with shelving and houses the meters. There is a large mature rear garden which is fenced and hedged having a slabbed patio adjacent to the rear of the property. The garden is principally laid to lawn with inset and surrounding beds, borders and mature trees. Two ponds. A timber gate and slabbed pathway lead down the left hand side of the property where there is a further wide lawned garden area and beds.





Ground Floor

Approx. 109.5 sq. metres (1179.0 sq. feet)



Total area: approx. 109.5 sq. metres (1179.0 sq. feet)

Not to scale
Plan produced using PlanUp.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
69		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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