



53 SUNNYSIDE, HINCKLEY, LE10 1TE

ASKING PRICE £300,000

NO CHAIN. Attractive individual detached bungalow with an impressive frontage. Sought after and convenient location within walking distance of the town centre, local schools, ASDA superstore and good access to major road links. Benefits from gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, lounge, fitted kitchen, utility room, rear porch and separate WC. Three bedrooms (one with en suite dressing room/ study) and bathroom with shower. Ample car/ caravan parking and garage space. Front and enclosed sunny rear garden. Contact agents to view. Carpets included.



TENURE

Freehold

ACCOMMODATION

UPVC SUDG side entrance door with outside lighting to

ENTRANCE PORCH

with ceramic tiled flooring. Further wooden glazed door with matching side panels to

ENTRANCE HALLWAY

L-shaped with radiator. Built in cloaks cupboard in white. Further double airing cupboard housing the Baxi gas condensing combination boiler for central heating and domestic hot water with digital programmer and thermostat, cupboards above. Loft access.

REAR LOUNGE

20'2" x 10'5" (6.15 x 3.18)

with feature brick fireplace. Two double panelled radiators. TV aerial point. Coving to ceiling. Pine and glazed door to



FITTED KITCHEN TO REAR

8'10" x 11'11" (2.71 x 3.65)

with a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, cupboards beneath. Further matching floor mounted cupboard units and drawer. Contrasting roll edge working surfaces above with inset four ring stainless steel gas hob unit. Single oven with grill. Tiled splashbacks. Further matching wall mounted cupboard units. Ceramic tiled flooring. Double panelled radiator. Door to



UTILITY ROOM TO FRONT

5'6" x 9'10" (1.70 x 3.00)

with fitted roll edge working surface. Appliance recess points. Plumbing for automatic washing machine. Quarry tiled flooring. Wall mounted consumer unit. Electric meters. Further UPVC SUDG door to

SIDE LOBBY

with ceramic tiled flooring. UPVC SUDG door to the rear garden. Door to

SEPARATE WC

with white low level WC.

BEDROOM ONE TO FRONT

10'9" x 13'11" (3.30 x 4.25)

with a range of fitted bedroom furniture in cream consisting three double wardrobe units with cupboards above. Further matching bedside cabinets and bedhead. Dressing table with mirror above. Further chest of drawers. Radiator. Coving to ceiling.



BEDROOM TWO TO FRONT

8'9" x 7'11" (2.67 x 2.43)

with a range of fitted bedroom furniture in cream consisting two double and one single wardrobe unit, cupboards above. Further matching bedside cabinet and radiator.



BATHROOM

9'5" x 5'7" (2.88 x 1.71)

with white suite consisting panelled bath, electric shower unit above and glazed shower screen to side. Vanity sink unit with white cupboards beneath. Mirror, light and shaver point. Low level WC. Contrasting tiled surrounds, including the flooring. Radiator. Coving to ceiling.



BEDROOM THREE TO FRONT

9'10" x 14'1" (3.00 x 4.30)

with double panelled radiator. TV aerial point. Gas meter cupboard. Door to

OFFICE

12'2" max. x 5'8" max. (3.73 max. x 1.75 max.)

L-shaped with coving to ceiling. Loft access.

OUTSIDE

the property is nicely situated having an impressive frontage set back from the road screened behind a brick retaining wall. The front garden is principally laid to lawn with surrounding beds. There is a block paved driveway to the right hand side of the property, leading through double timber gates to further car/ caravan parking space. There is ample room to build a garage subject to planning permission. The garden is fenced and enclosed with a full width slabbed patio adjacent to the rear of the property edged by a low brick retaining wall and raised beds. There is a further garden area with two timber sheds. Outside tap. The garden has a sunny aspect.





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 83 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) 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 | | |
| England & Wales | | EU Directive 2002/91/EC |



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