

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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2 LOBELIA CLOSE, HINCKLEY, LE10 2UL

OFFERS OVER £250,000

No Chain. Extended, modern semi detached bungalow on a large sunny plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, Co op, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants and with good access to the A5 and M69 Motorway. Well presented benefitting from white panel interior doors, laminate flooring, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, lounge, dining room, fitted kitchen & conservatory. Two double bedrooms and shower room Driveway to front, hard landscaped rear garden. Viewing Recommended. Carpets, curtains, blinds, light fittings and white goods included.



TENURE

ACCOMMODATION

UPVC SUDG front door to

PORCH

2'5" x 4'0" (0.76 x 1.24)

Panel door to

LOUNGE

10'3" x 15'8" (3.14 x 4.78)

With single panel radiator, bay window to front with shutter blinds, TV aerial point, electric feature fire, coving to ceiling, opening to



DINING ROOM

7'0" x 10'0" (2.14 x 3.07)

With single panel radiator, coving to ceiling, shutter blinds, built in cupboard housing the gas meter and fuse board, opening to



KITCHEN

7'10" x 11'4" (2.39 x 3.47)

With tile effect laminate flooring, single panel radiator, a range of fashionable white gloss floor standing kitchen cupboard units with quartz working surfaces, stainless steel sink with chrome and black mixer tap. Built in fridge, built in freezer and Whirlpool washing machine, built in Bosch oven, four ring Bosch electric hob, extractor fan above. Further matching range of wall cupboard units, inset spotlights, door to



UTILITY ROOM

7'10" x 5'4" (2.41 x 1.64)

With tile effect laminate flooring, white cupboard units with stone effect working surface. This is the old garage space and has up and over door to front.

CONSERVATORY

7'10" x 8'3" (2.40 x 2.53)

Tile effect laminate flooring, timber wall panelling, UPVC SUDG french doors to rear garden



INNER HALLWAY

With smoke alarm, loft access, panel door to cupboard housing the Ideal combination boiler for domestic hot water and gas central heating. Panel door to

BEDROOM ONE

9'8" x 16'11" (2.97 x 5.18)

With single panel radiator, dado rail, coving to ceiling, inset spotlights, UPVC SUDG door to garden.



BEDROOM TWO

7'0" x 8'11" (2.15 x 2.73)

With single panel radiator, coving to ceiling.



SHOWER ROOM

5'4" x 5'11" (1.65 x 1.82)

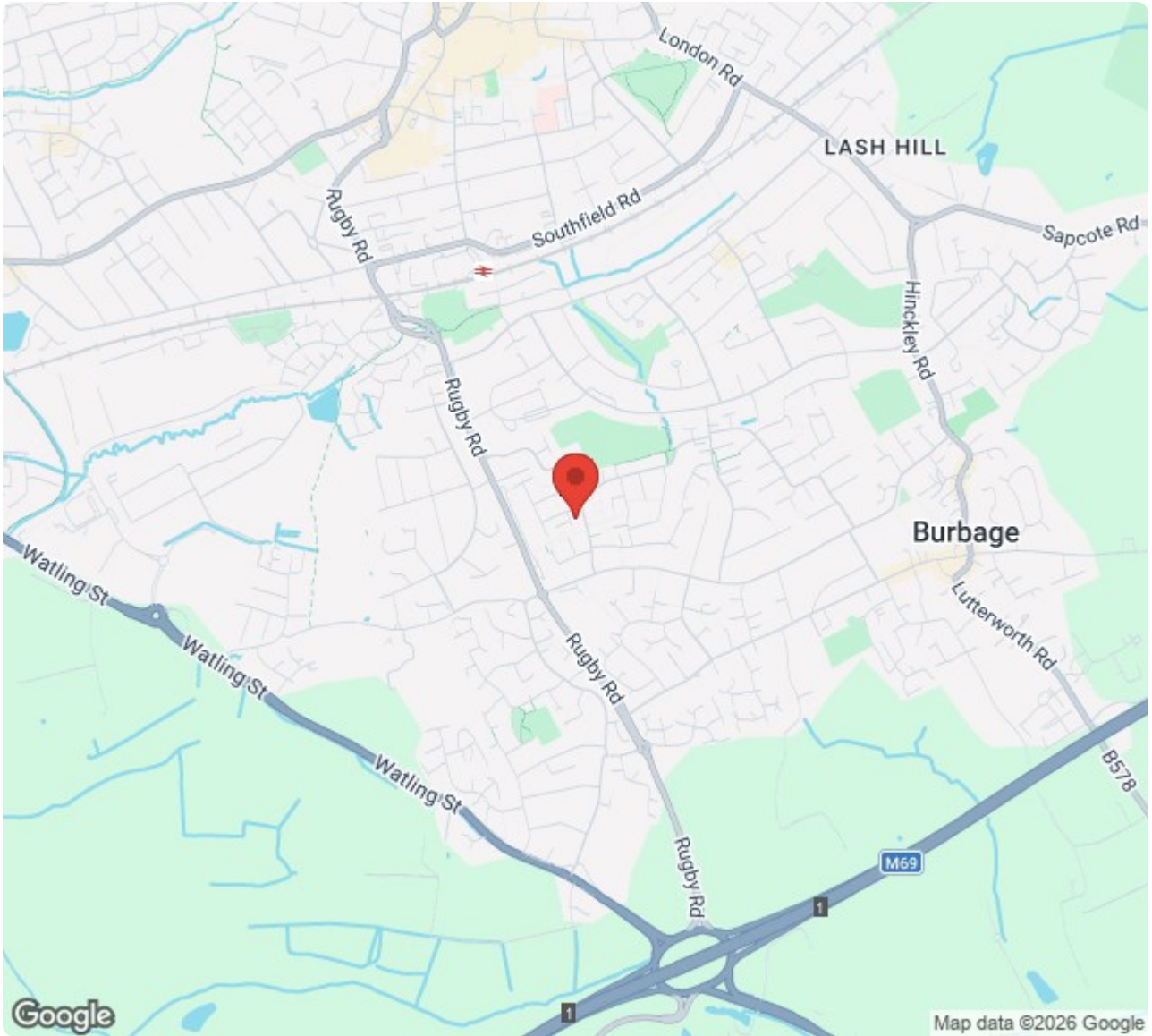
With tiled flooring, three piece suite consisting low level WC, pedestal wash hand basin, chrome mixer tap, corner shower enclosure with bar shower, inset spotlights, single panel radiator, tiled surrounds, extractor fan.



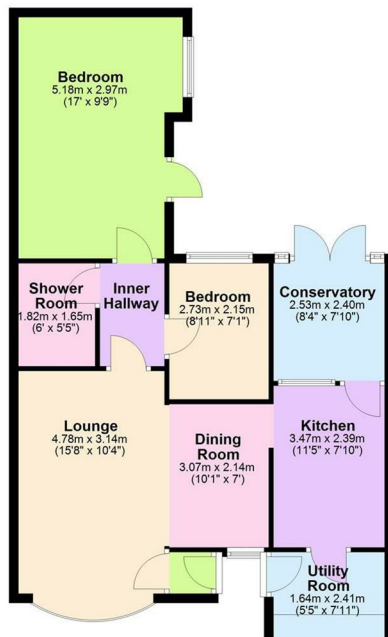
OUTSIDE

Outside of the property to front is a block paved driveway, front garden is laid to decorative stone with a mature bed surrounding, outside tap and light. Outside the property to rear the garden is hard landscaped, fenced and enclosed surrounded by decorative stone.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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