

# Scrivins & Co

## Sales & Lettings

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

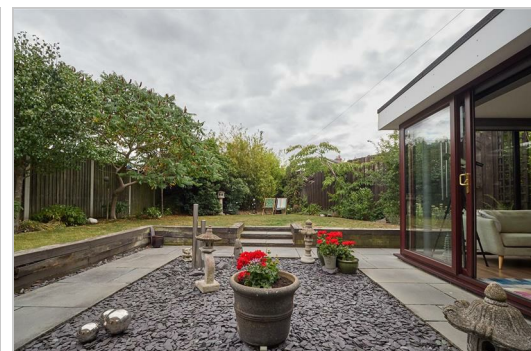
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**19 FARNEWAY, HINCKLEY, LE10 0SN**

**ASKING PRICE £375,000**

Impressive extended detached bungalow occupying a large plot. Sought after and convenient cul de sac location within walking distance of the town centre including shops, schools, doctors, dentist, leisure centre, train and bus stations, Hollycroft park and good access to major road links. The property benefits from security alarm system, feature fireplace, refitted kitchen & bathroom, electric blinds, tiled flooring, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway lounge, dining kitchen, garden room, three good sized bedrooms and family bathroom with shower. Driveway to double garage. Front and enclosed hard landscaped rear garden. Carpets, some of the light fittings, blinds and curtains are included. Viewing highly recommended.



## ACCOMMODATION

UPVC SUDG door to

### ENTRANCE HALLWAY

with NACOSS approved security alarm system with dial system. Keypad is located in the cloaks cupboard with hooks and shelving. Cupboard houses the smart gas and electric meters. Wall mounted Bosch thermostat for central heating system. Tall fashionable radiator. Loft access. The loft is partial boarded, with light and insulation. Wooden door to the





## LOUNGE

14'8" x 22'4" (4.49 x 6.83)

with feature fireplace incorporating a gas fire with stone surround and slate hearth. TV and telephone points with Virgin. Two radiators, including one tall, fashionable radiator, UPVC SUDG sliding doors to the rear garden. Attractive wooden and glazed door to



## DINING KITCHEN TO REAR

11'3" x 14'4" (3.44 x 4.39)

with a range of fashionable fitted stone grey kitchen units with roll edged working surfaces above and one with a four ring NEFF Electric induction hob with extractor hood above and tile splashbacks. An integrated NEFF microwave, a further range of wall mounted cupboard units, including display units. Inset, one and a half bowl sink with drainer with mixer tap above and cupboard beneath. A fitted pantry cupboard. Plumbing for automatic washing machine and a space for a tumble dryer. Window has a fitted electric blind with wall mounted control. Appliance recess points, Victorian style radiator, tiled flooring, including under the kitchen units. Separate switch for the cooker and then a gang switch for the appliances. UPVC SUDG door to



## GARDEN ROOM

9'5" x 15'3" (max) (2.88 x 4.65 (max))

with ceramic tiled flooring. Double panelled radiator. Useful study area with power points and lighting. UPVC SUDG sliding doors to the rear garden. Electric fitted blinds. UPVC SUDG door to the double garage.





### BEDROOM ONE TO FRONT

15'0" x 10'9" (4.59 x 3.30)

with Virgin Media TV point. Single panelled radiator. A range of fitted bedroom furniture consisting four double wardrobes with a range of partial and full hanging & shelving. Recess for TV with drawers beneath and cupboards above. Alarm sensor. Chandelier included.



### BEDROOM TWO TO FRONT

11'5" x 11'6" (3.50 x 3.51)

with single panelled radiator. Chandelier included.



### BEDROOM THREE

8'7" x 8'3" (2.62 x 2.52)

with single panelled radiator and broadband point. Chandelier included.



### REFITTED FAMILY BATHROOM

7'10" x 6'11" (2.40 x 2.11)

with white suite consisting panelled bath with mixer shower including rainfall shower attachment. Fully tiled surrounds. Low level WC. Pedestal wash hand basin. Wall mounted mirror fronted bathroom cupboard. Airing cupboard housing the Worcester gas combination boiler for central heating and domestic hot water with shelving. Chrome heated towel rail and extractor fan.



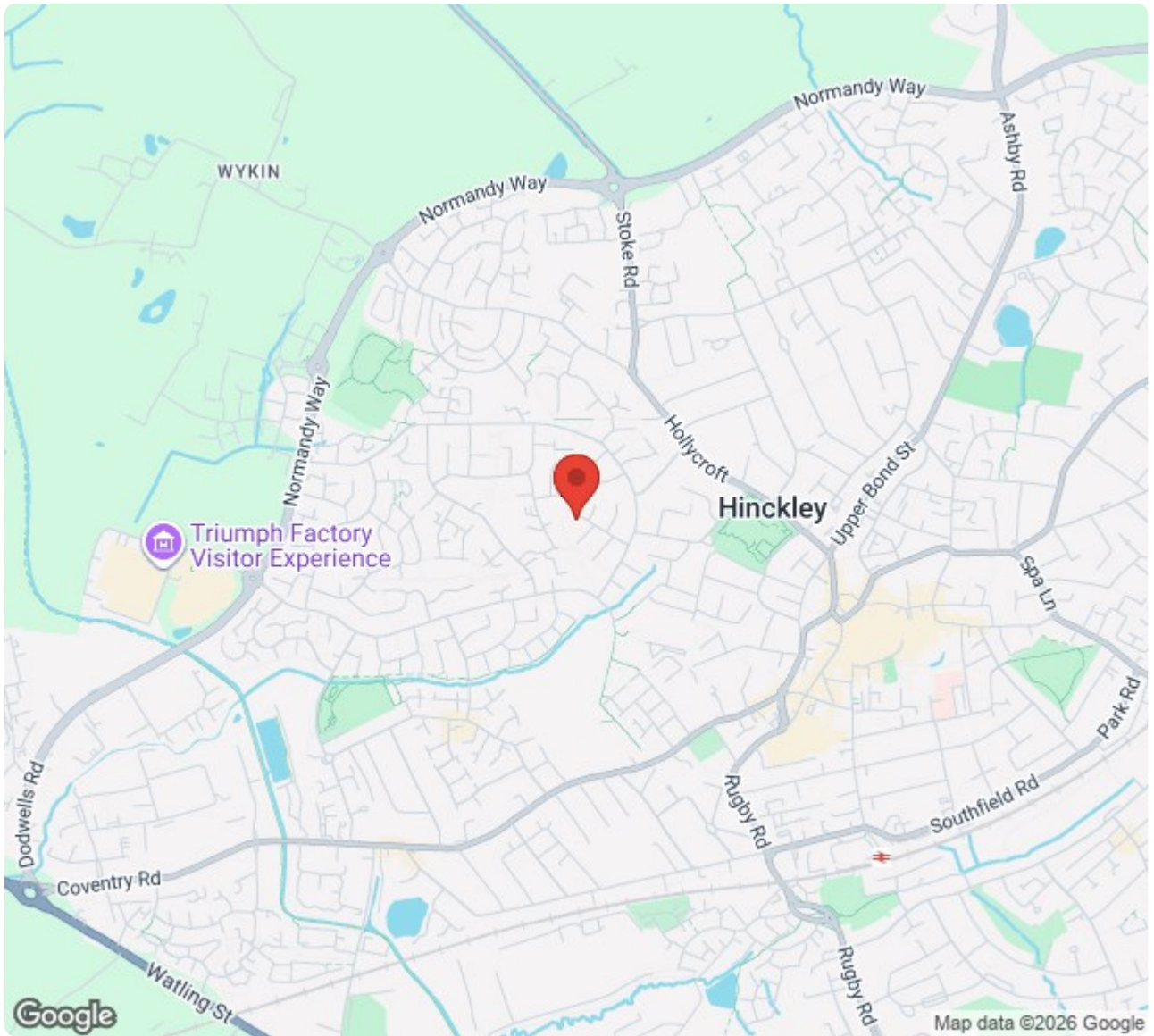
### OUTSIDE

The property is nicely situated, well back from the road screened behind privacy hedging with front garden with outside tap. Driveway to front leads to the double garage which measures (4.10m x 6.79m) with electric up and over door to front with heat detector and keypad for alarm system with sensor. Wall mounted electric consumer unit with isolater. Light and power. UPVC

SUDG rear pedestrian door. The good sized fenced and enclosed private rear garden has a landscaped area adjacent to the rear of the property. Stoned pathway and patio with raised sleeper beds. The garden is principally laid to lawn with well established and well stocked surrounding beds with privacy fencing. Outside tap and lighting.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(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 <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		
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