

Scrivins & Co

Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



72 CHARNWOOD ROAD, LEICESTER, LE9 8FL

OFFERS OVER £250,000

No Chain. Vastly improved and refurbished traditional bay fronted semi detached family home of character on a large sunny plot. Sought after and convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, bus service, parks, open countryside, takeaways, public houses and good access to major road links. Immaculately presented including panel interior doors, wooden and ceramic tiled flooring, feature open fireplaces, refitted kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining kitchen, rear lobby with utility area and separate WC. Three bedrooms and bathroom with shower, wide driveway to detached garage, large sunny rear garden with log cabin/summer house. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Attractive UPVC SUDG and colour leaded front door with outside lighting to

ENTRANCE HALLWAY

With oak finished laminate wood strip flooring, radiator, stairs to first floor with white spindle balustrades, storage cupboard beneath housing the wall mounted gas combination boiler for central heating and domestic hot water, meter cupboard with fuse board. Attractive white panelled and glazed door leads to



LOUNGE TO FRONT

14'2" x 11'7" (4.33 x 3.54)

With feature full height brick fireplace with raised slate hearth solid oak beam above, there is also a black cast iron multi stove (currently not connected) but included, single panel radiator.



FITTED DINING KITCHEN TO REAR

18'0" x 12'0" (5.50 x 3.68)

The living dining area with feature fireplace having raised slate hearth solid oak beam above incorporating a black cast iron multi stove (currently not connected) but included, ceramic tiled flooring, radiator, UPVC SUDG french doors lead to the rear garden. The kitchen with a range of matt white fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink, mixer tap above, cupboard beneath. Further matching range of floor mounted cupboard units and drawers, wine rack, contrasting walnut finished roll edge working surfaces above with concealed lighting and USB points. Inset four ring NEF induction hob unit, stainless steel chimney extractor above, white tiled splashbacks, further matching range of wall mounted cupboard units, integrated dishwasher. NEF double fan assisted oven with grill, ceramic tiled flooring, inset ceiling spotlights. A feature archway leads to a utility area with plumbing for automatic washing machine, ceramic tiled flooring, double panel radiator. The rear lobby with ceramic tiled flooring, UPVC SUDG and colour leaded door leading to the side of the property. Door to



SEPARATE WC

With low level WC, ceramic tiled flooring.



FIRST FLOOR LANDING

With white spindle balustrades, attractive four panel interior door to

BEDROOM ONE TO FRONT

14'9" x 11'7" (4.51 x 3.54)

With radiator.



BEDROOM TWO TO REAR

9'11" x 11'11" (3.04 x 3.64)

With radiator.



BEDROOM THREE TO REAR

8'0" x 8'6" (2.45 x 2.60)

With wall mounted white hanging rails and shelving, radiator, loft access with extending aluminium ladder for access, loft is boarded with light and power.



REFITTED BATHROOM TO FRONT

6'0" x 4'11" (1.84 x 1.50)

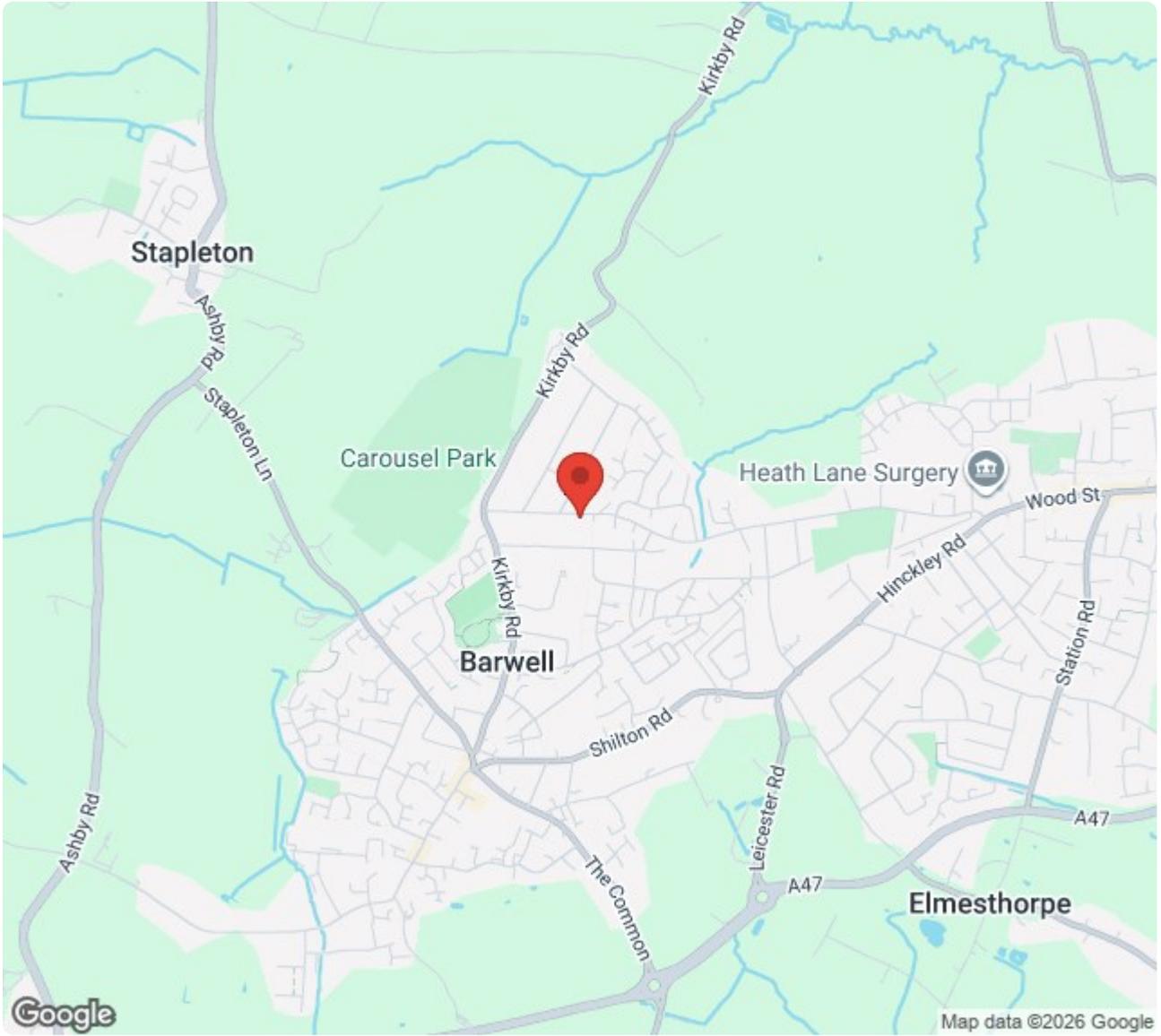
With white suite consisting panel bath, mains rain shower and hand held shower above, glazed shower screen to side, vanity sink unit with mixer tap and blue cupboard beneath, high level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, extractor fan.



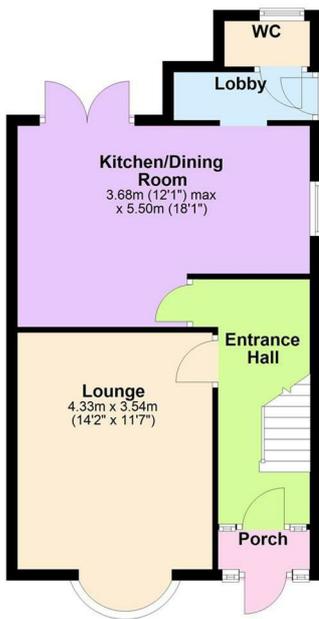
OUTSIDE

The property is set back from the road having a full width stone driveway to front, the driveway extends down the side of the property through double timber gates, the driveway leads down the side of the property where there is a outside tap. To the rear of the property is a detached sectional concrete garage (2.56m x 5.39m) with up and over door to front, window to side and has light and power. There is a large fully fenced and enclosed rear garden which has a deep slab patio adjacent to the rear of the property where there is an outside light, beyond which the garden is principally laid to lawn with surrounding beds to the top of the garden is a timber summer house/large cabin measuring (4.14m x 3.21m) with wood panelling, SUDG french doors to front, window to side it also has light and power and a separate consumer unit, the garden has a sunny aspect.





Ground Floor



First 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	



Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk