

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 8 CHATSWORTH CLOSE, HINCKLEY, LE10 2RJ

**OFFERS IN THE REGION OF £325,000**

No Chain. Extended and refurbished modern semi detached dormer 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 with a range of good quality fixtures and fittings including white panelled interior doors, ceramic tiled flooring, feature fireplace, refitted kitchen and shower room, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, lounge, large UPVC SUDG conservatory, kitchen and dining area. Three double bedrooms and shower area. Impressive driveway offering ample car/caravan parking leading to a detached brick built tandem garage. Front and large sunny mature enclosed side and rear gardens with summer house and greenhouse. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

Open pitched and tiled canopy porch with overhead lighting. Attractive UPVC SUDG and leaded front door to

### L SHAPED ENTRANCE HALLWAY

With double panelled radiator, keypad for burglar alarm system. Fitted meter cupboard, wireless digital programmer with thermostat for central heating system. Built in coats cupboard, coving to ceiling. Stairway to first floor. Attractive white panelled and glazed door leads to

### EXTENDED REAR LOUNGE

23'0" x 12'4" (7.02 x 3.76)

With feature fireplace having ornamental white plastered surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Ornamental white plaster niches to both sides with concealed lighting. Coving and ornamental ceiling roses. Double panelled radiator, TV aerial point, UPVC SUDG sliding patio doors to



### LARGE UPVC SUDG CONSERVATORY TO REAR

19'11" x 8'3" (6.09 x 2.54)

With ceramic tiled flooring, radiator. Three matching wall lights, one double power point, UPVC SUDG sliding patio doors to the rear garden, the conservatory blinds are included.



### FITTED DINING KITCHEN TO REAR

8'1" x 19'7" (2.47 x 5.97)

### KITCHEN AREA

7'9" x 11'5" (2.38 x 3.50)

With a range of white fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting wood grain roll edge working surfaces above with inset four ring electric hob unit, stainless steel chimney extractor hood above, tiled splashbacks. Further matching wall mounted cupboard units including one display unit with glazed doors, further integrated appliances include a fridge freezer and a double fan assisted oven with grill. Wine rack, plumbing for automatic washing machine. Ceramic tiled flooring, radiator, coving to ceiling. Feature archway leading to



### **DINING AREA**

8'3" x 7'0" (2.52 x 2.14)

With radiator, coving to ceiling.



### **BEDROOM ONE TO FRONT**

14'0" x 11'0" (4.27 x 3.36)

With built in double wardrobe, double panelled radiator, coving to ceiling.



### **BEDROOM TWO TO FRONT**

9'5" x 10'4" (2.88 x 3.17)

With radiator.



### **REFITTED SHOWER ROOM TO SIDE**

6'1" x 5'6" (1.87 x 1.68)

With white suite consisting of a fully tiled shower cubicle with glazed shower door, vanity sink unit with gloss white double cupboard beneath, low level WC. Contrasting fully tiled surrounds including the flooring. Chrome heated towel rail and inset ceiling spotlights.

### **FIRST FLOOR LANDING**

With inset ceiling spotlights.

### BEDROOM THREE L SHAPED

13'6" max x 20'9" max (4.14 max x 6.35 max)

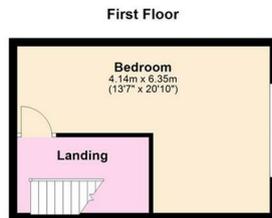
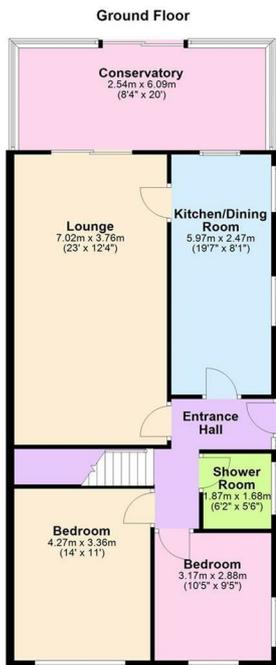
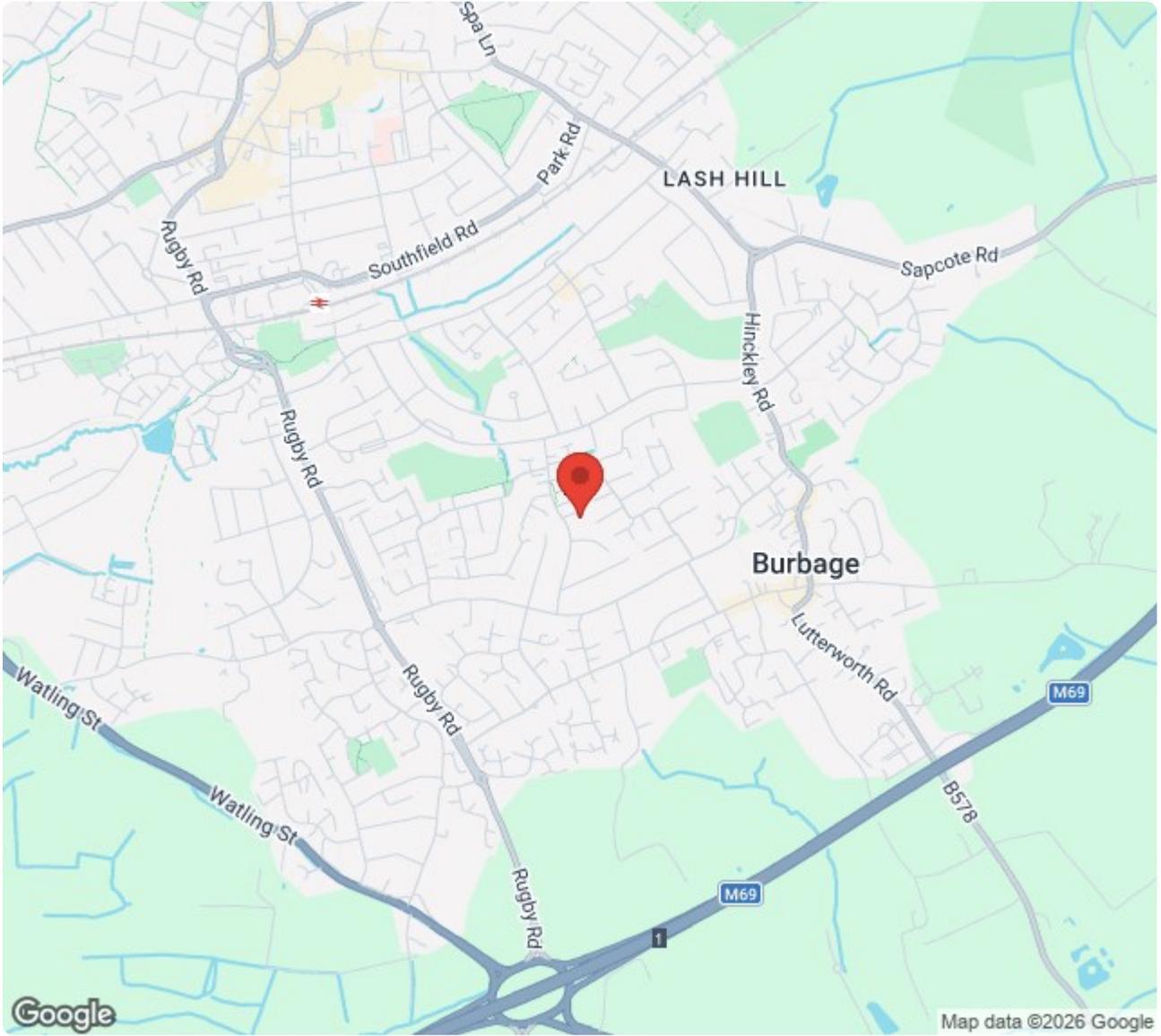
With built in storage cupboard over the stairs, two sets of double doors lead into the eaves offering ample storage space, one concealing the Worcester gas combination boiler for central heating and domestic hot water.



### OUTSIDE

The property is nicely situated at the head of a cul de sac on a large corner plot, set back from the road the front garden is neatly laid to lawn with surrounding beds, a slabbed and cobbled driveway offers ample car standing which leads down the side of the property through double ornamental wrought iron gates. Down the side of the property there is further car/caravan parking leading to a large detached brick built tandem garage which measures 3.11m x 9.25m with electric up and over door to front, UPVC side pedestrian door and windows, the garage also has light and power. To the side of the property is an attractive feature cobbled area with central Victorian style street lamp, there is also an outside tap, beyond which there is a feature timber archway and trellis leading to the main garden area where there is a block paved patio adjacent to the rear of the property edged by a low brick retaining wall and well stocked beds and borders, beyond which the garden is principally laid to lawn with well stocked beds and borders and a variety of trees and shrubs. To the top of the garden is a timber summer house with patio to front. The garden is fenced and enclosed by mature hedging. To the top right of the garden is a patio and aluminium greenhouse.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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