



## 9 TRENT ROAD, HINCKLEY, LE10 0YA

**ASKING PRICE £160,000**

No Chain. Attractive, modern FE Downes built Semi detached bungalow in a supported environment for the over 55's. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, bus service, parks, town centre, The Crescent, Leisure Centre and good access to major road links. Well presented and refurbished including white panel interior doors, feature contemporary marble fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge, dining room and kitchen, two good bedrooms and bathroom with shower. Long driveway and garage space (STPP). Front and enclosed sunny rear garden with shed, carpets, curtains, white goods and shed included.



## TENURE

Leasehold

Lease for a term of 125 years from 1/09/1987. Service charge £136.00 per calendar month to include window cleaning, boiler service, buildings insurance, 24 hour care line and external painting.

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group. The Scheme also includes maintenance of the front garden areas, boiler service, cleaning of windows, soffits and fascias, buildings and public liability insurance.

Council Tax Band B

EPC TBC

## ACCOMMODATION

Attractive composite and panelled SUDG front door to

### L SHAPED ENTRANCE HALLWAY

With door bell chime, thermostat for central heating system, loft access. Attractive white panelled interior door to

### FRONT LOUNGE/DINING ROOM

14'8" x 11'8" (4.48 x 3.57)

With feature contemporary marble fireplace, radiator, TV aerial point.

### REAR REFITTED KITCHEN

9'9" x 8'3" (2.98 x 2.52)

With a fashionable range of gloss white fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting white marble finish working surfaces above, tiled splashbacks. Further matching range of wall mounted cupboard units. Stainless steel extractor hood, appliance recess points. Plumbing for automatic washing machine. Electric cooker point. Washing machine, electric cooker and fridge freezer and microwave. Wall mounted Valliant gas condensing boiler for central heating and domestic hot water with digital programmer. Radiator. Wood panelled and glazed door leading to the rear garden.



### REAR BEDROOM ONE

11'8" x 9'9" (3.58 x 2.99)

With radiator, door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary and domestic hot water.



### FRONT BEDROOM TWO

9'10" x 7'3" (3.01 x 2.23)

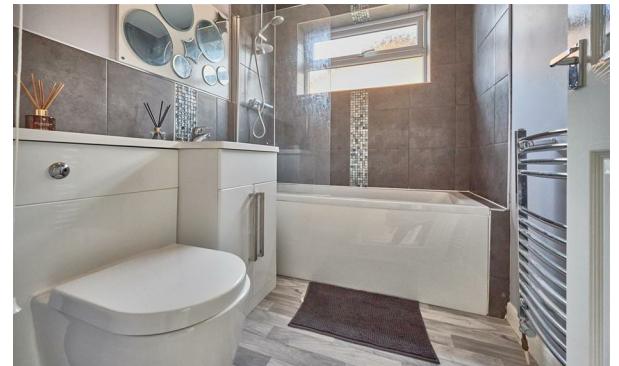
With radiator.



## REFITTED BATHROOM

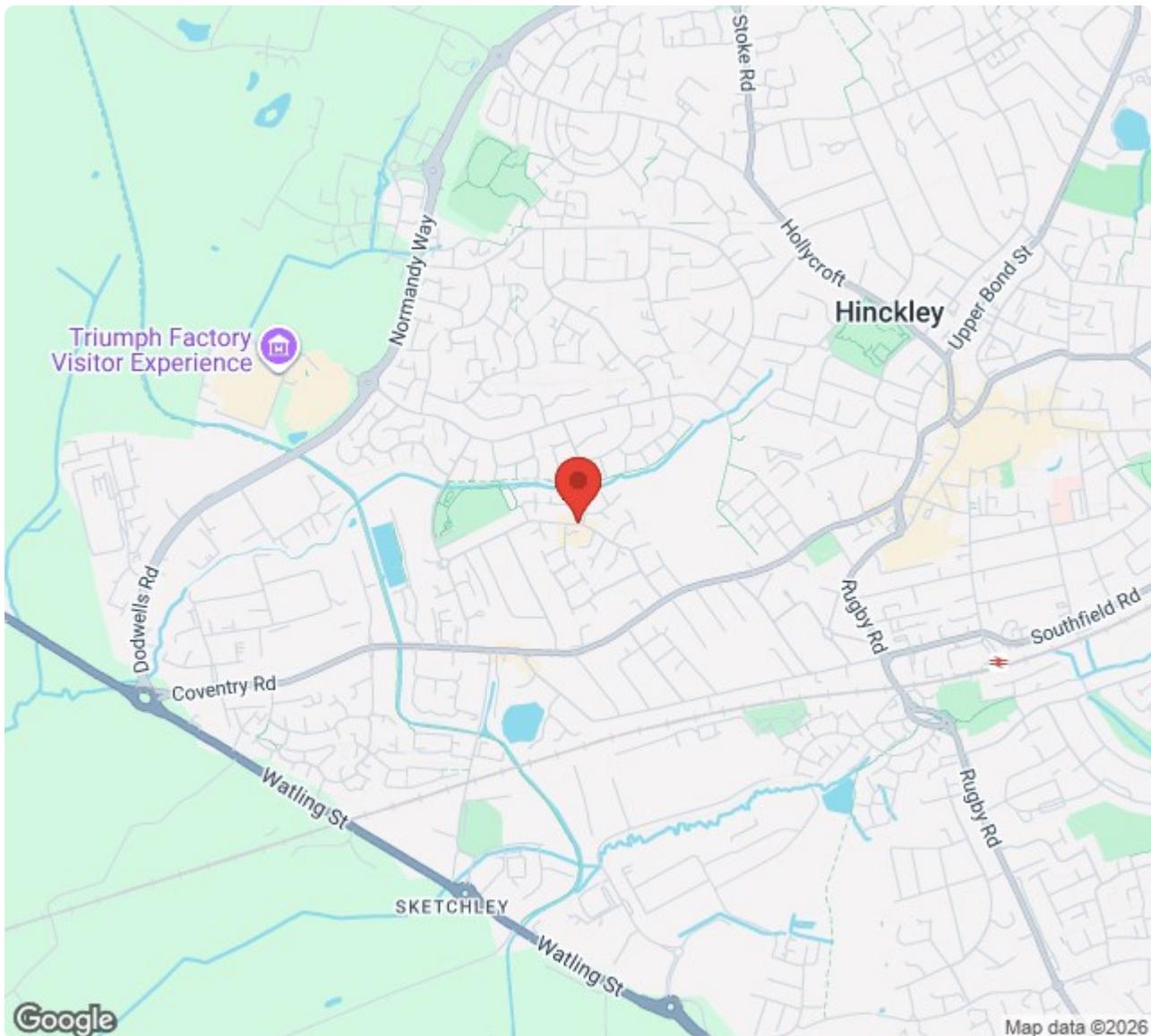
5'5" x 6'9" (1.67 x 2.07)

With white suite consisting panelled bath, main shower unit above, shower screen to side, vanity sink unit with gloss white cupboard beneath. Low level WC, contrasting tiled surrounds. Chrome heated towel rail.



## OUTSIDE

The property is nicely situated in a cul de sac set back from the road, the front garden is principally laid to lawn, a tarmacadam and slabbed driveway leads down the side of the property offering ample car parking and garage space (STPP). A timber gate offers access to the fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. There is also a timber shed, the garden has a sunny aspect and an outside tap.



### Ground Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	87
(81-91) B	69
(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 <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	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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