

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



91 HINCKLEY ROAD, STOKE GOLDING, CV13 6DZ

ASKING PRICE £280,000

No Chain. Attractive, traditional semi detached bungalow on a good sized corner plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors surgery, public houses, Ashby Canal, open countryside and good access to major road links. Well presented and much improved including white panelled interior doors, feature fireplace, refitted bathroom, Economy 7 heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, kitchen and side porch with utility area. Two bedrooms and bathroom with shower. Good sized corner plot with ample room to create a driveway/garage or extension (STPP). Contact agents to view, carpets and blinds included.



TENURE

Freehold
Council Tax Band C
EPC Rating E

ACCOMMODATION

UPVC SUDG front door to

L SHAPED ENTRANCE HALLWAY

With slimline storage heater, loft access with extending aluminium ladder leading to loft space measuring 4.86m x 3.25m with lighting. Attractive white panelled interior door to



REAR LOUNGE

14'4" x 11'10" (4.37 x 3.63)

With feature stone fireplace with raised ceramic tiled hearth, slimline storage heater, coving to ceiling.



KITCHEN TO FRONT

12'2" x 7'3" (3.73 x 2.23)

With a range of grey fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit, tiled splashbacks. Further matching wall mounted units, appliance recess points, plumbing for automatic washing machine, electric cooker point. Sliding wooden and glazed door to



LARGE SIDE PORCH/UTILITY AREA

22'7" x 3'6" (6.90 x 1.08)

With ceramic tiled flooring, wall mounted double cupboard. Light and power, UPVC SUDG door to the front of the property.



BEDROOM ONE TO REAR

11'11" x 11'5" (3.64 x 3.49)

With slimline storage heater, door to the airing cupboard housing the lagged copper cylinder fitted immersion cylinder for domestic hot water on a timer.



BEDROOM TWO TO FRONT

12'4" x 8'10" (3.77 x 2.70)

With slimline storage heater.



BATHROOM

5'3" x 6'11" (1.62 x 2.12)

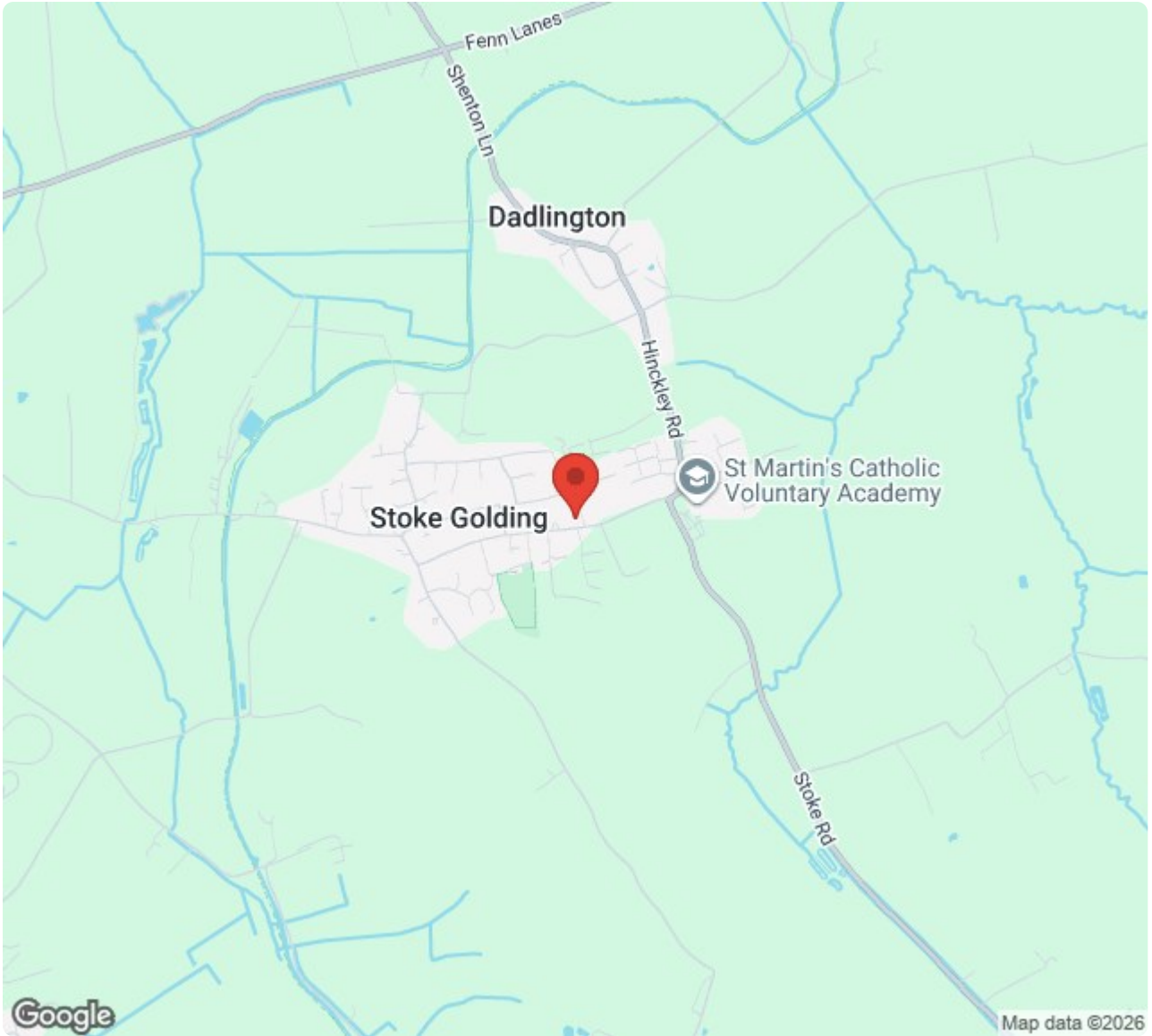
With white suite consisting panelled bath, mains electric shower unit above, glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, wall mounted air heater.



OUTSIDE

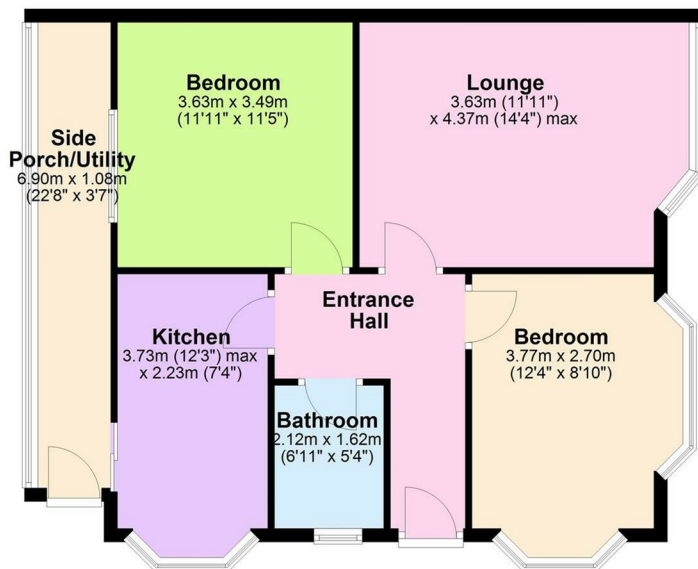
The property is situated on a good sized corner plot, set well back from the road screened behind a brick retaining wall and mature hedging, the front garden is principally paved for easy maintenance with a timber shed. The side garden is principally laid to lawn with surrounding beds and borders, there is also an ornamental pond and surrounding rockery and further paved areas. Outside tap, there is a wrought iron gate to the side of the property for access. There is also ample room for an extension, driveway to both front and side and potential garage space (STPP).





Ground Floor

Approx. 69.8 sq. metres (751.6 sq. feet)



Total area: approx. 69.8 sq. metres (751.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		42	
(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