

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 890480 Email: sales@scrivins.co.uk
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122 LUTTERWORTH ROAD, , LE10 2DW

OFFERS OVER £375,000

Substantial traditional bay fronted detached family home close to open countryside. Sought after and convenient non-estate location within walking distance of the village centre including shops, schools, doctors, dentist, public houses, restaurants and good access to M69 motorway. Immaculately presented with a range of good quality fixtures and fittings including panelled interior doors, feature fireplace, refitted bathroom. Gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, lounge, dining room, fitted breakfast kitchen, utility room and separate WC. 4 double bedrooms and bathroom with shower cubicle. Front and sunny rear garden. Driveway to large single garage. Further driveway to rear to large double garage/ workshop, ideal for the self employed. Viewing recommended. Carpets included.



TENURE

Freehold

ACCOMMODATION

Open pitch and tiled canopy porch. Hard wooden glazed double doors to

ENTRANCE PORCH

with wood grain ceramic tiled flooring. Hardwood panelled door to

ENTRANCE HALLWAY

Keypad for burglar alarm system. Radiator. Thermostat for central heating system. Wood grain ceramic tiled flooring. Stairway to first floor with stained spindle balustrades. Wooden glazed double doors to

REAR LOUNGE

10'11" x 20'9" (3.34 x 6.33)

with feature fireplace having ornamental hardwood surrounds. Raised marble hearth and backing incorporating living flame coal effect gas fire. Arch top alcove to side. Radiator. TV aerial point. Hard wooden glazed double doors to



DINING ROOM TO FRONT

12'0" x 10'3" (3.67 x 3.13)

with radiator. Fitted display shelf.



FITTED BREAKFAST KITCHEN TO REAR

13'10" x 8'8" (4.23 x 2.66)

with range of medium oak fitted kitchen units consisting inset 1 and a half bowls. Single drainer resin sink unit with mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and drawer. Contrasting roll edge working surfaces above with inset 5 ring gas hob unit. Single fan assisted oven with grill beneath. Integrated extractor fan above. Tiled splashbacks. Further matching range of wall mounted cupboard units including one display unit with glazed doors. Integrated dishwasher. Plumbing for automatic washing machine. Matching breakfast bar. Ceramic tiled flooring. Radiator. Door to



UTILITY ROOM TO REAR

8'10" x 5'9" (2.71 x 1.76)

L-shaped with fitted roll edge working surfaces. Wall mounted Vaillant gas condensing combination boiler for central heating and domestic hot water with built in programmer. UPVC SUDG door to rear garden. Door to

SEPARATE WC

with white low level WC.

FIRT FLOOR GALLERY LANDING

with stained spindle balustrades. Loft access. Attractive white 6 panelled interior doors to



FRONT BEDROOM ONE

11'0" x 15'8" (3.36 x 4.78)

with built in double wardrobe in pine. Radiator



BEDROOM TWO TO FRONT

12'9" x 12'0" (3.91 x 3.67)

with range of fitted bedroom furniture consisting 3 double and 1 single wardrobe units with mirrored glazed doors to front. Radiator



BEDROOM THREE TO REAR

13'3" x 10'11" (4.04 x 3.35)

with radiator



BEDROOM FOUR TO REAR

11'0" x 7'3" (3.36 x 2.21)

with radiator. Built in double wardrobe.

REFITTED FAMILY BATHROOM TO REAR

6'11" x 9'0" (2.13 x 2.76)

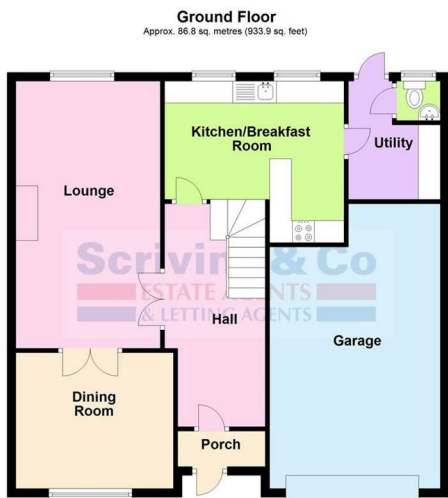
with white suite consisting panelled bath. Fully tiled quadrant corner shower cubical with glazed shower doors. Vanity sink unit with gloss white cupboards and drawers beneath. Low level WC. contrasting fully tiled surrounds. Chrome heated towel rail.



OUTSIDE

the property is nicely situated set well back from the road having a well stocked front garden. Wide block pave driveway leads to a large single brick built integral garage (3.36 x 5.08) with up and over door to front. A slabbed pathway and wrought iron gate leads to the rear garden which is enclosed by brick retaining wall and panelled fence having a full width slab patio adjacent to the rear of the property with inset beds, beyond which the garden is principally laid to lawn. To the top of the garden there is a large brick built double garage (6.17 x 6.06) with electric sectional up and over door to front. It has light and power with workbench. Garden has a sunny aspect. There is an outside security light.





Total area: approx. 154.2 sq. metres (1659.5 sq. feet)

Not to scale
Plan produced using PlanUp.

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			
		31	51
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			
		28	45
England & Wales		EU Directive 2002/91/EC	



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