



## 38 BRASCOTE ROAD, HINCKLEY, LE10 0YE

**OFFERS OVER £300,000**

NO CHAIN. Attractive modern Jelson built detached family home on a large plot with an impressive frontage of approximately 74 ft. Sought after and convenient location within walking distance of a parade of shops, Doctors surgery, Battling Brook School, local parks, the town centre and with good access to major road links. Well presented and refurbished including white panelled interior doors, spindle balustrades, wooden/tiled flooring, refitted kitchen and bathroom, gas central heating and UPVC SUDG.

Spacious accommodation offers entrance hall, shower room/WC, kitchen, through lounge dining room and UPVC SUDG conservatory/dining room. 3 double bedrooms and bathroom with shower cubicle. Ample room for an extension/double garage (subject to Planning Permission). Wide driveway to garage. Ample car/caravan parking. Good sized front and enclosed side and rear garden. Viewing recommended. Carpet and blinds included





## TENURE

Freehold

## ACCOMMODATION

Attractive composite panelled and SUDG front door with outside lighting to

## ENTRANCE HALLWAY

with double panelled radiator. Stairway to first floor. Attractive white two panelled interior door to

## SHOWER ROOM/ WC

3'8" x 10'5" (1.12 x 3.18)

with white suite consisting fully tiled shower cubicle with glazed shower doors. Vanity sink unit with double cupboard beneath. Low level WC. Contrasting tiled surrounds including the flooring. Single panelled radiator. Extractor fan.

## REFITTED KITCHEN TO REAR

12'6" x 12'0" (3.82 x 3.66)

with a fashionable range of gloss azure fitted kitchen units consisting inset black granite 1.1/2 bowl sink unit with mixer taps above. Chopping board. Cupboards beneath. Further matching range of floor mounted cupboard units including two drawer units. pull out baskets and drawers. Corner carousel unit. Contrasting white gloss granite finish working surfaces above with inset four ring gas hob unit, All the doors are soft closing. Integrated extractor above. White tiled splashbacks. Further matching wall mounted cupboard units including one with a folding door. Heated towel rail. Integrated double fan assisted oven with grill, washing machine and dishwasher. Black porcelain tiled flooring. UPVC SUDG door to the side of the property.



## LOUNGE DINING ROOM TO REAR

21'6" x 14'7" max into bay (6.57 x 4.47 max into bay)

with full height multi media unit with recess for a 51" flat screen TV. Display shelving to side. Two double panelled radiators. TV aerial point including SKY/ White ash laminate wood strip flooring. SUDG sliding patio doors to



## UPVC SUDG CONSERVATORY/ DINING ROOM

12'0" x 13'5" (3.66 x 4.11)

with double panelled radiator. Three double power points. UPVC SUDG French doors to rear garden. The conservatory blinds are included



## FIRST FLOOR LANDING

with white spindle balustrades. Loft access - the loft is partially boarded

### **BEDROOM ONE TO REAR**

3.69 x 3.50

with radiator. Inset ceiling spotlights.



### **BEDROOM TWO TO FRONT**

11'5" x 10'10" (3.50 x 3.31 )

with single panelled radiator.



### **BEDROOM THREE TO REAR**

9'1" x 8'3" (2.78 x 2.53 )

Single panelled radiator



### **REFITTED BATHROOM TO FRONT**

9'8" x 6'6" (2.95 x 1.99 )

with white suite consisting panelled bath, mixer taps and shower attachment above. Pedestal wash hand basin and low level WC. Shower cubicle with jet spa and overhead shower unit with glazed shower doors. Contrasting fully tiled surrounds including the flooring. Two chrome heated towel rails. Inset ceiling spotlights. Shaver point



## OUTSIDE

The property is set back from the road, having an impressive frontage with a central tarmacadam driveway offering ample car parking for approximately 3 cars. Lawned areas to side. Leading to the single brick built garage with up and over door to front. The garage has light, power, hot and cold water and houses the meters. A timber ladder leads to a boarded loft space with lighting. Window and pedestrian door to rear. To the left hand side of the garage further double timber gates lead to the rear garden where there is ample room for a further car parking space or caravan. There is space to create a double garage or extension, subject to Planning Permission. To the right hand side a timber gate and slabbed pathway leads to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property, edged by a low brick retaining wall, beyond which the garden is mainly laid to lawn. Brick BBQ. Timber shed and outside power point. Lighting







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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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