

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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51 PRINCESS ROAD, HINCKLEY, LE10 1EA

OFFERS OVER £240,000

NO CHAIN. Extended detached bungalow. Sought after and convenient location within walking distance of the town centre, the Crescent, doctors, dentists, Leisure Centre, bus and train station, Queens park and good access to major road links. Benefits from gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hallway, through lounge dining room and kitchen. Three bedrooms (main with fitted wardrobes) and refitted shower room. Wide driveway to carport and garage. Enclosed sunny rear garden. Contact agents to view. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE PORCH

with Terrazzo tiled flooring. Over head lighting. Further wooden glazed door to

ENTRANCE HALLWAY

with single panelled radiator. Telephone point. Thermostat for central heating system. Door to the airing cupboard housing the Ideal gas condensing combination boiler for central heating and domestic hot water (new as of 2016). Further door to a cloaks cupboard. Large loft access with extending aluminium ladder.

EXTENDED REAR LOUNGE

10'11" x 24'3" (3.34 x 7.40)

with fitted gas fire, raised tiled hearth and mantle above. Two single panelled radiators. Two TV aerial points. Telephone point. UPVC SUDG sliding patio doors to rear garden.



KITCHEN TO REAR

12'4" x 7'8" (3.76 x 2.35)

with inset 1 and a half bowl single drainer resin sink unit with mixer taps above and cupboard beneath. Further matching floor mounted cupboard units and drawers. Contrasting wood grain. Roll edge working surfaces above with inset four ring gas hob unit. Integrated extractor hood. Tiled splashbacks. Further matching wall mounted cupboard units. Integrated double fan assisted oven with grill. Appliance recess points. Plumbing for automatic washing machine. Dishwasher. Double panelled radiator. Harwood and glazed door to leads to the driveway.



FRONT BEDROOM ONE

10'11" x 12'4" (3.33 x 3.76)

with a range of Hammonds fitted bedroom furniture in light oak consisting two double and two single wardrobe units. TV cabinet. Chest of drawer. Radiator. Matching bedside cabinet.



BEDROOM TWO TO FRONT

10'4" x 9'10" (3.16 x 3.00)

with single panelled radiator.



BEDROOM THREE

9'10" x 7'5" (3.00 x 2.28)

with single panelled radiator.



SHOWER ROOM TO REAR

5'10" x 5'10" (1.78 x 1.79)

with white suite consisting fully tiled shower cubicle with glazed shower door. Vanity sink unit with white double cupboards beneath. Low level WC. Contrasting fully tiled surrounds, including the flooring. Radiator.



BOARDED LOFT AREA

Door to

FAMILY ROOM

10'9" x 14'8" (3.29 x 4.49)

with a range of fitted bedroom furniture in wood grain consisting two double wardrobe units, cupboards above. Further storage cupboard. Radiator. TV aerial point. Further door into the eaves. Double glazed Velux window.



BATHROOM

8'1" x 7'11" (2.47 x 2.43)

with panelled bath. Pedestal washing basin. Low level WC. Contrasting tiled surrounds. Shaver point. Heated towel rail. Door to airing cupboard housing the cylinder fitted immersion heater for supplementary domestic hot water. Double glazed Velux window.



OUTSIDE

the property is nicely situated set back from the road. The front garden is hard landscaped in decorative stone with a wide block paved driveway offering ample car parking, extending down the side of the property to a car port. There is a security light. There is a detached brick built garage (2.51 x 4.79) with light and power, double timber doors to front and window to rear. Double timber gates offer access to the fully fenced and enclosed rear garden. There is a full width slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding beds and borders. Timber shed included. Outside tap. The garden has a sunny aspect. To the left hand side of the property there is a stoned access.

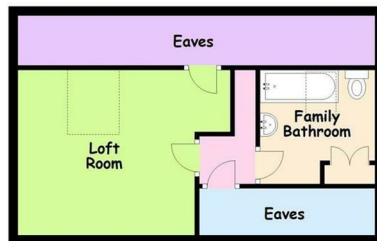




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		66	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			79
(81-91) B			
(69-80) C		61	
(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	



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