

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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71 ESKDALE ROAD, HINCKLEY, LE10 0NW

OFFERS OVER £240,000

Extended vastly improved and refurbished traditional bay fronted semi detached family home on a large plot. Sought after and convenient location within walking distance of Westfield Junior School, the Town centre, the Crescent, doctors, dentist, train and bus stations and good access to major road links. Immaculately presented including panelled interior doors, feature contemporary fireplace, refitted kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, through lounge dining room, breakfast kitchen, utility room and separate WC. Three bedrooms (main with fitted wardrobes) and bathroom with shower. Wide driveway to front. Large sunny rear garden. Garage. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Attractive poppy red composite panelled SUDG front door with outside lighting to

EXTENDED ENTRANCE HALLWAY

with solid engineered oak wood strip flooring. Fitted shoe cupboard. Fashionable white vertical radiator. Stairway to first floor. Pine and etched glazed door leads to

THROUGH LOUNGE DINING ROOM

12'3" x 26'4" (3.75 x 8.05)

the lounge area to front with feature contemporary fireplace having ornamental beech surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Double panelled radiator. TV aerial point. Two matching wall lights. Coving to ceiling. Rear dining area with double panelled radiator. Coving to ceiling. Door to



UTILITY ROOM

7'9" x 4'5" (2.38 x 1.37)

with a range of gloss white fitted units consisting single storage cupboard. One tall larder unit. Grey roll edge working surface. Appliance recess points. Plumbing for automatic washing machine. Wall mounted gas combination boiler for central heating and domestic hot water with built in programmer and wireless thermostat. Door to



SEPARATE WC

with low level WC. Vanity sink unit with gloss white cupboard beneath housing the gas meters, electric meters and consumer unit.

REFITTED BREAKFAST KITCHEN TO REAR

14'7" x 8'7" (4.47 x 2.63)

with a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath with electronic stop tap. Further matching range of floor mounted cupboard units and four drawer unit. Pull out bin drawer. Two magic corners. Pull out spice rack. Vanilla noir Italian quartz working surfaces above. Matching upstands. Further wall mounted cupboard units. Stainless steel rangemaster professional deluxe range cooker included with a 5 ring gas hob unit. Two ovens and a grill beneath. Matching splashback. Matching rangemaster chimney extractor hood. Appliance recess points. Plumbing for a dishwasher. Logik gloss white American fridge freezer included. Matching breakfast bar. Brushed chrome power points with USB ports and light switches. Luxury vinyl flooring. Inset ceiling spotlights. Concealed lighting over the working surfaces. Two radiators, including a fashionable white vertical radiator. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

with black wrought iron balustrades. Loft access with extending aluminium ladder for access. The loft is majority boarded with light and power.

FRONT BEDROOM ONE

9'8" x 14'10" (2.96 x 4.54)

with a range of fitted bedroom furniture consisting one double wardrobe with mirrored glazed sliding doors to front. Further matching storage cupboard in oak with fitted shelving. Inset ceiling spotlights. Fan light with remote control. Radiator.



BEDROOM TWO TO REAR

9'5" x 10'10" (2.89 x 3.31)

with double panelled radiator. Ceiling mounted fan light.



BEDROOM THREE TO REAR

5'9" x 7'8" (1.76 x 2.36)

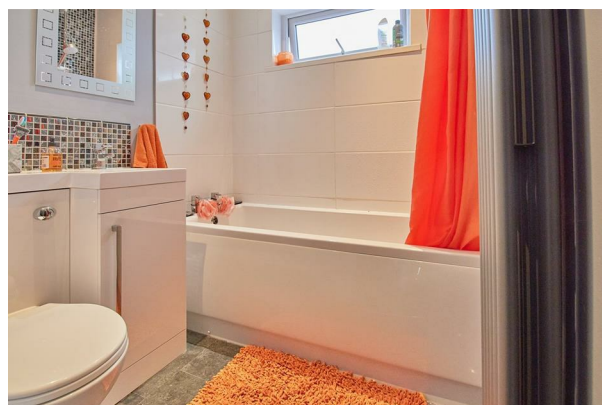
with laminate wood strip flooring. Radiator.



REFITTED BATHROOM TO FRONT

5'5" x 5'8" (1.67 x 1.73)

with a white suite consisting panelled bath, electric shower unit above. Vanity sink unit with gloss white cupboard beneath. Low level WC. Contrasting tiled surrounds. Fashionable grey vertical radiator. Inset ceiling spotlights. Extractor fan.



OUTSIDE

the property is set back from the road having a full width tarmacadam driveway to front. A slabbed pathway leads down the side of the property through a timber gate to the good sized fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property with outside tap and lighting. The garden is principally laid to lawn with surrounding beds. To the top of the garden double timber gates lead to a detached sectional concrete garage with up and over door to front, side pedestrian door. The access to the garage is via Langdale Road.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			 86
(81-91) B			
(69-80) C			
(55-68) D		 63	
(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			
(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			
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