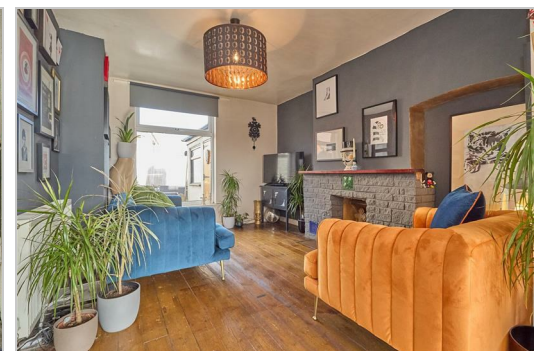




## 80 LONDON ROAD, HINCKLEY, LE10 1HL

**OFFERS IN THE REGION OF £230,000**

Attractive traditional semi detached family home. Popular and highly convenient non estate location within walking distance of the town, local schools and with good access to major road links. Well presented and much improved including refitted kitchen and bathroom, wooden stripped flooring, gas central heating and UPVC SUDG. Offers entrance porch, entrance hall, through lounge dining room and kitchen. 3 bedrooms and bathroom with separate shower cubicle. Wide driveway and garage space (subject to planning permission). Enclosed rear garden with shed and brick built utility room. Carpets, curtains and light fittings included.



## TENURE

Freehold

Council tax band - B

## ACCOMMODATION

UPVC SUDG front door to:

### ENTRANCE PORCH

Attractive wood and glazed front door to:

### ENTRANCE HALLWAY

Stairway to first floor with spindle balustrades, laminate wood strip flooring and double panel radiator. Door to useful understairs storage cupboard housing electric consumer unit, gas and electric meters. Attractive wood interior door to:

### THROUGH LOUNGE DINING ROOM

25'6" x 11'11" (7.78 x 3.64)

Original wood strip flooring. Lounge area to rear with feature brick fireplace with open fire, double panel radiator, TV aerial point and telephone point. Dining area to front with double panel radiator. Attractive white panelled interior door to:



### FITTED KITCHEN TO REAR

8'0" max x 9'7" (2.45 max x 2.96)

Range of gloss white fitted kitchen units with black roll edge working surfaces above. Hotpoint cooker with four ring hob, electric oven and grill with extractor fan above. Inset composite one and a half bowl sink and drainer with mixer tap above and cupboard beneath. Further matching wall mounted cupboard units and wall mounted Valliant gas combination boiler for central heating and domestic hot water. Tiled splashbacks, tiled flooring and UPVC SUDG door to rear garden.



### FIRST FLOOR LANDING

Spindle balustrades and smoke alarm. Attractive white panelled interior doors to:

### BEDROOM ONE TO REAR

10'11" x 13'2" (3.35 x 4.02)

Double panel radiator and wood stripped flooring and TV aerial point



### **BEDROOM TWO TO FRONT**

11'11" x 10'9" (3.65 x 3.28)

Original wood strip flooring and double panel radiator



### **BEDROOM THREE/STUDY TO FRONT**

5'10" x 7'10" (1.79 x 2.39)

Double panel radiator

### **FAMILY BATHROOM**

6'11" x 8'11" (2.11 x 2.74)

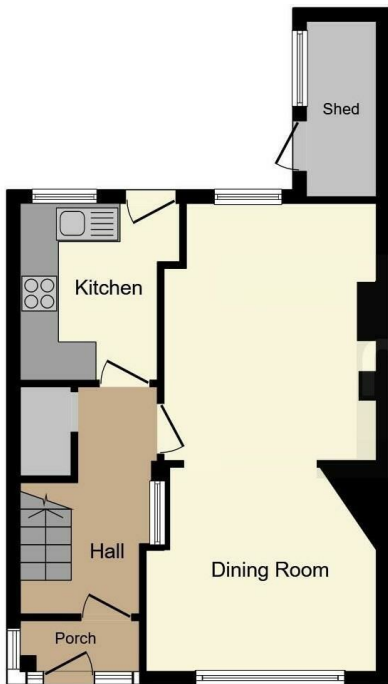
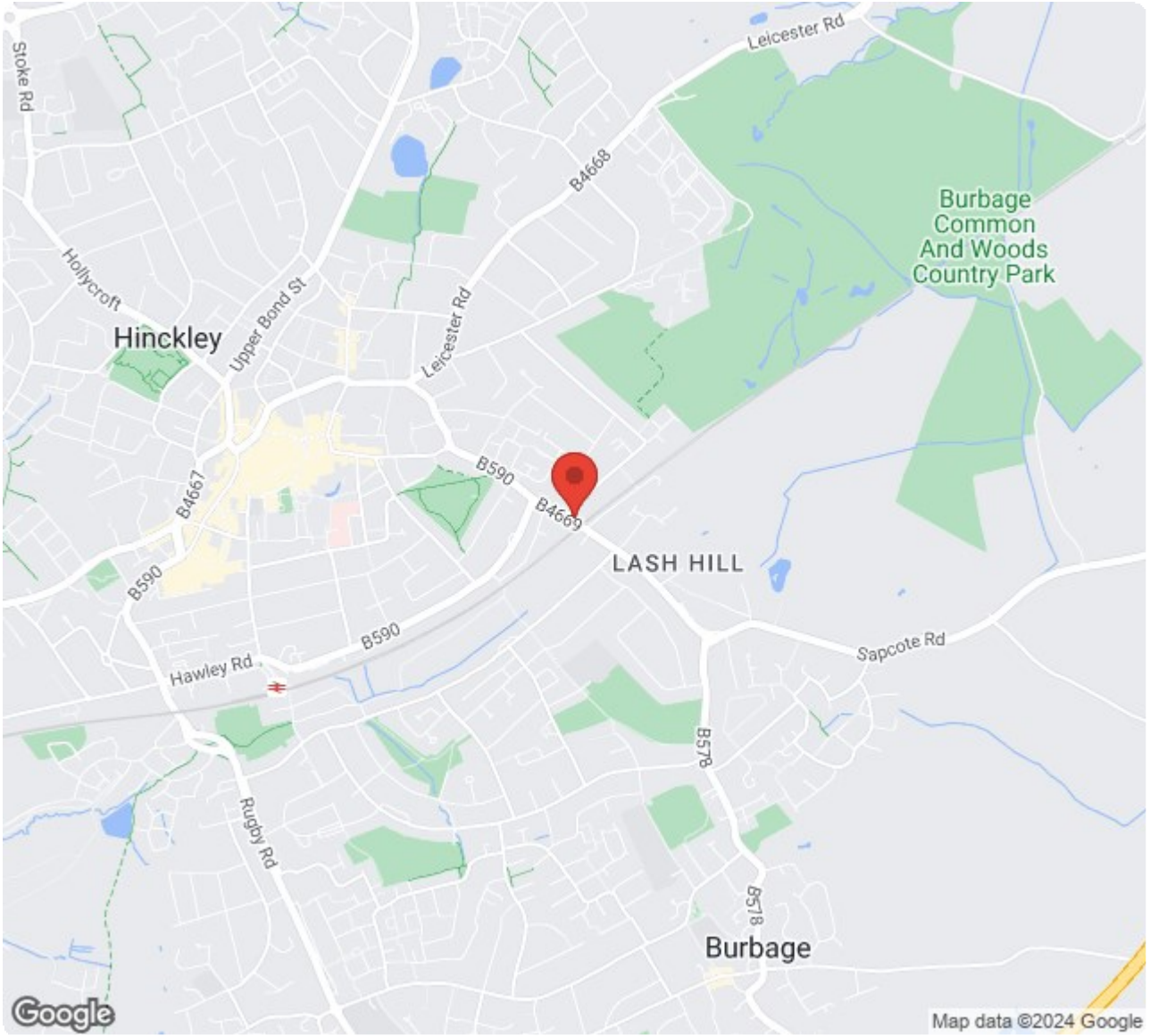
Four piece suite including white panelled bath, separate corner shower cubicle with glazed shower door and tiled surrounds. Vanity sink unit and low level WC. Double panel radiator, vinyl flooring and extractor fan.



### **OUTSIDE**

The property is set back from the road with a block paved driveway to front with low level retaining wall. Driveway leads to double wrought iron gates offering access to rear garden. To the rear of the property is a private fenced and enclosed garden having slabbed patio adjacent to the property. Remainder of the garden is laid with Astro Turf with surrounding beds. Timber shed and timber workshop with electricity and lighting. Brick build store with appliance recess points, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			



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