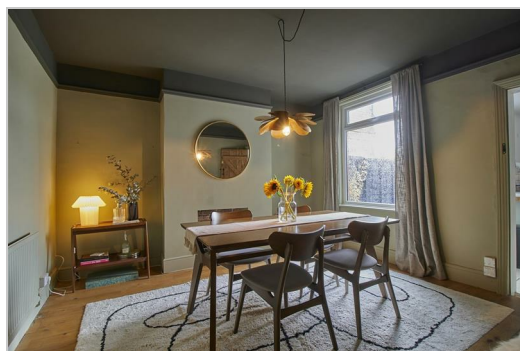




153 LONDON ROAD, HINCKLEY, LE10 1HH

OFFERS OVER £200,000

Impressive attractive traditional terraced home of character. Popular and highly convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentist, train and bus stations, leisure centre, Queens Park, and good access to major road links. Immaculate contemporary style interior benefitting from feature fireplaces with a log burning stove, solid oak panelled interior doors, spindle balustrades, picture rails, inset ceiling spotlights, new roof as of 2024 and refitted kitchen & bathroom. Deceptively spacious property offers open porch, entrance hallway, lounge, dining room and refitted kitchen. Two double bedrooms and refitted bathroom with separate shower cubicle. Front & good sized enclosed sunny rear garden with shed. Viewing highly recommended. Carpets, curtains, blinds, shutters, light fittings and cooker included.



TENURE
FREEHOLD

COUNCIL TAX BAND B

ACCOMMODATION

Open porch with original tiled flooring and light. Attractive composite front door to:

ENTRANCE HALLWAY

Oak flooring, exposed brick feature wall, stairway to first floor and fashionable radiator. British gas thermostat for central heating system. Attractive oak panel sliding door to:

LOUNGE TO FRONT

12'4" x 11'6" (3.78 x 3.51)

Feature fireplace incorporating log burner with tiled hearth and wooden beam above. Double panel radiator with ornate radiator cover, picture rail and cupboard housing gas and electric meters. Fitted shutters to windows (included) TV aerial point and telephone point. Attractive oak panelled interior door to:

DINING ROOM TO REAR

12'0" x 12'3" (3.67 x 3.75)

Oak strip flooring, single panel radiator and picture rail. Attractive oak panel interior door to:



EXTENDED FITTED KITCHEN TO REAR

13'8" x 8'5" (4.18 x 2.58)

Refitted with a fashionable range of kitchen units in French Grey with solid wooden working surfaces above and tiled splashbacks. Inset one and a half bowl Belfast sink and drainer with mixer tap above and cupboards beneath. Dual fuel cooker with oven, grill and four ring gas hob. Appliance recess points, plumbing for automatic washing machine. Further range of wall mounted cupboard units, inset ceiling spotlights, double panel radiator, tiled flooring and UPVC SUDG door to rear garden. Oak panelled door to large useful understairs storage cupboard with light, power and shelving.



FIRST FLOOR LANDING

Spindle balustrades, smoke alarm, loft access with extending ladder (loft is fully boarded) and attractive oak panelled interior doors to:



BEDROOM ONE TO FRONT

12'4" x 15'5" (3.76 x 4.71)

Original feature Victorian fireplace, fitted shutters to windows and single panel radiator

BEDROOM TWO TO REAR

12'4" x 9'6" (3.77 x 2.92)

Original feature Victorian fireplace, attractive radiator and fitted shelving to alcove.



FAMILY BATHROOM TO REAR

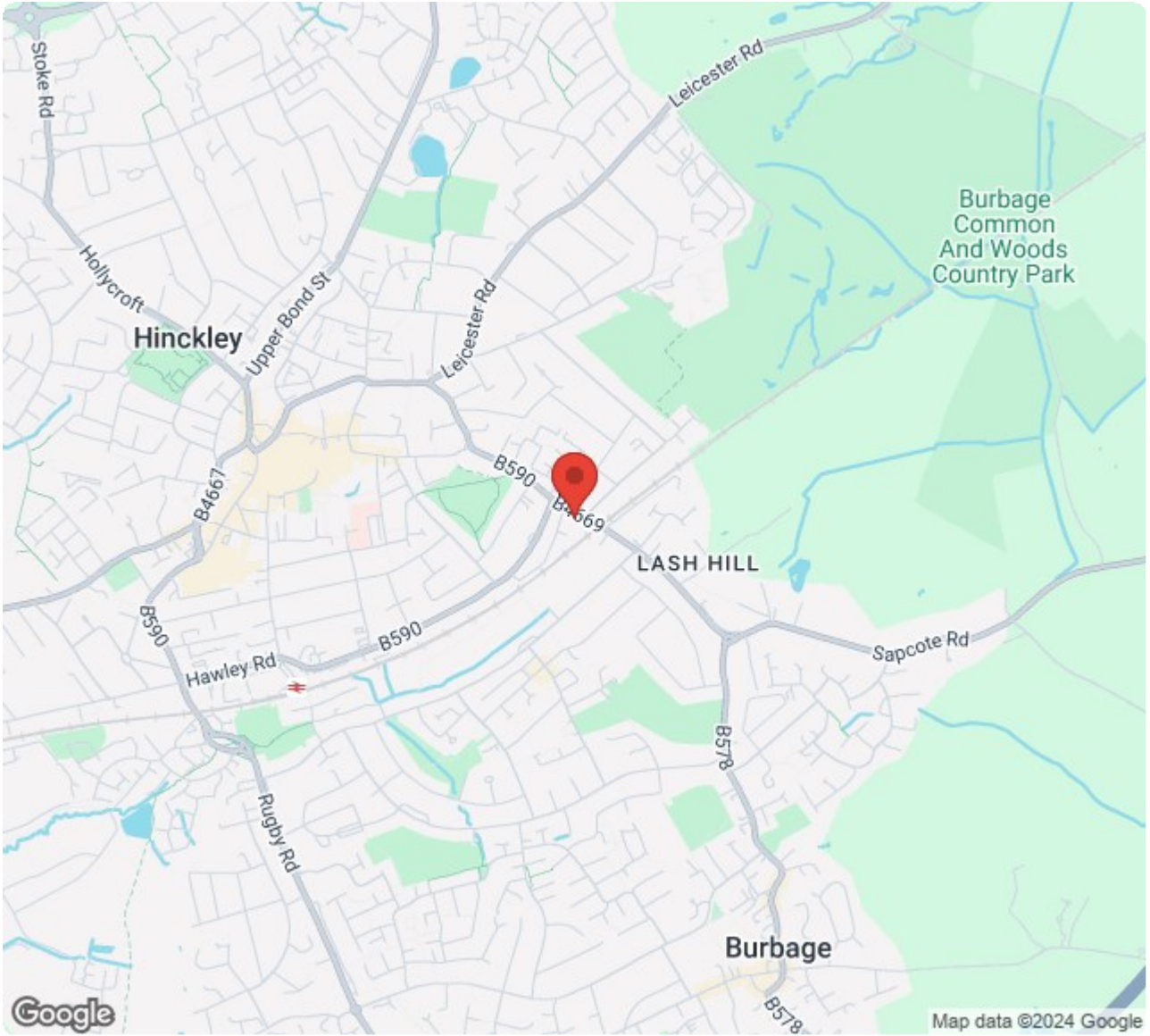
13'6" x 8'4" (4.14 x 2.56)

Four piece including separate large shower cubicle with glazed shower doors and mixer shower including rainfall head and tiled surrounds. Large freestanding bath with freestanding tap and tiled surrounds, vanity sink unit with cupboards beneath and low level WC. inset ceiling spotlights, extractor fan and tiled flooring. White panel door to airing cupboard housing Worcester gas combination boiler for central heating and domestic hot water.

OUTSIDE

The property is set back from the road with a hard landscaped front garden with surrounding beds. To the rear of the property is fenced and enclosed rear garden. Adjacent to the rear and side of the property is a large slabbed patio with timber shed and additional plastic shed included. Remainder of the garden is principally laid to lawn with well established surrounding beds. Brick built store with tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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			
England & Wales		EU Directive 2002/91/EC	



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