



28 SPRINGFIELD ROAD, HINCKLEY, LE10 1AN

OFFERS OVER £525,000

NO CHAIN. Attractive chalet style individual detached family home on a large plot with an impressive frontage of approximately 60ft. Sought after and highly convenient location within walking distance of the town centre including shops, schools, doctors, dentists, leisure centre, train and bus stations, parks bars restaurants and with good access to major road links. In need of updating. Benefits from gas central heating and UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hallway, lounge with open fireplace, family room/study, dining room, dining kitchen, utility room, separate WC, side porch and boiler room. Three double bedrooms (main with en suite bathroom) and family bathroom. Wide driveway leads to large tandem garage. Large mature front and sunny rear gardens. Contact agents to view. Carpets, curtains, blinds and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - F

ACCOMMODATION

Attractive royal blue composite and SUDG front door with outside lighting to:

ENTRANCE PORCH

Ceramic tiled flooring and further wood and glazed door with matching side panels to:

ENTRANCE HALLWAY

Built in full height double cloaks cupboard in white. Telephone point, single panel radiator, digital thermostat for central heating system, doorbell chimes and stairway to first floor. Door to:

L SHAPED SPLIT LEVEL THROUGH LOUNGE

18'4" max x 23'10" max (5.59 max x 7.28 max)

Feature open stone fireplace, three radiators coving to ceiling and SUDG French doors leading to the rear garden.

FAMILY ROOM/STUDY TO REAR

10'10" x 9'4" (3.32 x 2.87)

Radiator and SUDG sliding patio door to rear garden.



DINING ROOM TO FRONT

10'9" x 11'10" (3.30 x 3.62)

Radiator.



FITTED DINING KITCHEN TO FRONT

15'5" x 10'10" (4.72 x 3.32)

Range of beech finish fitted kitchen units consisting inset single stainless steel sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting roll edge working surfaces and tiled splashbacks above with inset four ring stainless steel gas hob unit with integrated extractor above. Further matching wall mounted cupboard units. Integrated double fan assisted oven with grill. Plumbing for dishwasher, radiator and inset ceiling spotlights. Door to walk in pantry with fitted shelving and lighting and also housing gas meter. Wood and glazed door to:

UTILITY ROOM TO REAR

7'8" x 9'1" (2.34 x 2.77)

Matching units from the kitchen consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Fitted roll edge working surface and further range of matching wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine. Double panel radiator. Door to:



SEPARATE WC

White suite consisting low level WC and wall mounted sink unit. Tiled splashbacks and tiled flooring. Chrome heated towel rail and extractor fan.

OPEN PORCH

Leading from kitchen. Door to brick built boiler room housing the wall mounted Vaillant gas condensing combination boiler for central heating and domestic hot water with wireless digital programmer.

FIRST FLOOR LANDING

Built in double airing cupboard and loft access.

BEDROOM ONE TO FRONT

11'0" x 11'11" (3.37 x 3.64)

Range of fitted bedroom furniture in cream consisting two double wardrobe units and matching chest of drawers. Radiator, coving to ceiling and door to:



EN SUITE BATHROOM

10'7" x 6'8" (3.23 x 2.05)

Panelled bath, pedestal wash hand basin, low level WC and fully tiled shower cubicle. Contrasting fully tiled surrounds, double panel radiator, extractor fan and shaver point. Double glazed Velux window.



BEDROOM TWO TO REAR

9'4" x 18'4" (2.87 x 5.59)

Range of fitted bedroom furniture in white consisting one double wardrobe unit with cupboards above, matching chest of drawers and dressing table. Vanity sink unit with mirror above. Radiator, inset ceiling spotlights and further built in double wardrobe. Door into the eaves offering further boarded storage.



BEDROOM THREE TO FRONT

10'10" x 11'11" (3.32 x 3.64)

Range of fitted bedroom furniture in white consisting one double and one single wardrobe units with cupboards above. Vanity sink unit with mirror and cupboard above. Radiator and coving to ceiling.



FAMILY BATHROOM TO FRONT

7'3" x 8'5" (2.22 x 2.58)

Panelled bath with mixer tap and shower attachment above, pedestal wash hand basin with mirror, light and shaver point above. Contrasting fully tiled surrounds and radiator. Built in storage cupboard.



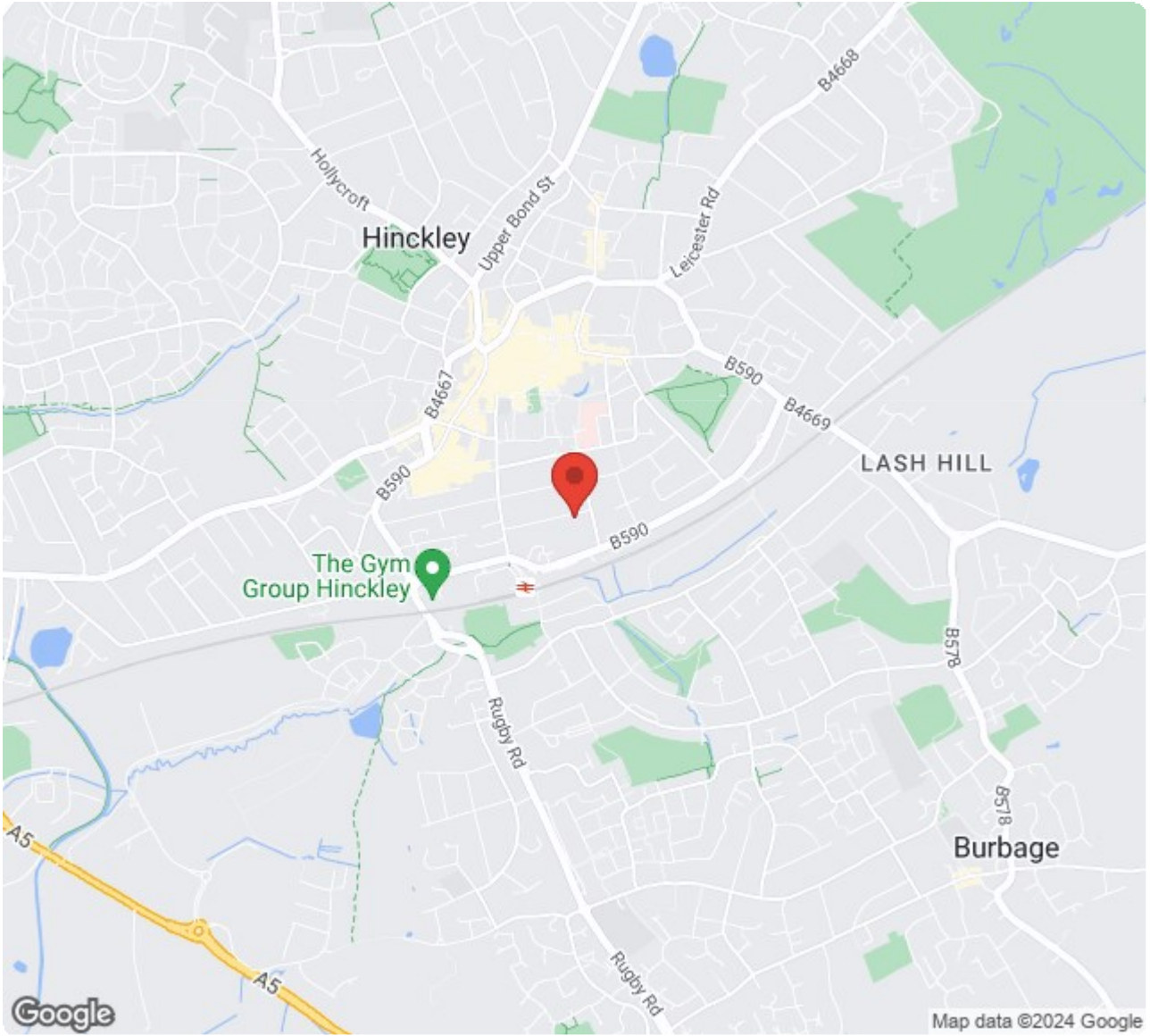
SEPARATE WC

White suite consisting low level WC and wall mounted sink unit. Tiled splashbacks and mirror.

OUTSIDE

The property is nicely situated set back from the road, having an impressive frontage. Front garden principally laid to lawn with inset beds. Double width Tarmac driveway leading to a large tandem garage 4.11m x 10.08m with up and over door to front, has light, power, rear pedestrian door and window and houses electric meter. Slabbed pathway and ornamental wrought iron gate lead to the large mature rear garden which is enclosed by mature hedging and having a full width slab patio adjacent to the rear of the property edged by low brick retaining walls. Beyond which the garden is principally laid to lawn with surrounding beds and borders. The garden has a sunny aspect. Outside tap and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	72
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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