

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



**47 WELWYN ROAD, HINCKLEY, LE10 1JE**

**OFFERS IN THE REGION OF £200,000**

**NO CHAIN.** Traditional three bedroom bay fronted mid town house situated on a large plot. Sought after and highly convenient non estate location within easy walking distance of the town. The spacious property benefits from white panelled interior doors, feature fireplace, refitted wet room, gas central heating and UPVC SUDG. Accommodation offers entrance hall, lounge, dining kitchen, refitted wet room and rear porch. Three good sized bedrooms, main with fitted wardrobes and WC. Front garden and vast mature rear garden with shed. Carpets and light fittings included. Viewing highly recommended.



## TENURE

Freehold  
Council tax band B

## ACCOMMODATION

UPVC SUDG front door to

## ENTRANCE HALLWAY

With single panelled radiator, stairway to first floor. White panel interior door leads to

## LOUNGE TO FRONT

13'8" into bay x 13'10" (4.19m into bay x 4.23m)

Feature fireplace incorporating a coal effect gas fire with marble heath and backing with wooden surrounds. Wall lights, TV aerial point, keypad for burglar alarm system, wired in smoke alarm, single panelled radiator. White panel interior door to



## L SHAPED DINING KITCHEN TO REAR

19'1" x 17'3" (5.83m x 5.27m)

The dining area (5.83m x 5.27m) with single panel radiator and wall mounted thermostat for the central heating. Door to useful under stairs storage cupboard which houses the gas and electric meters and consumer unit, with shelving. The fitted kitchen (2.56m x 3.11m) with a range of floor standing kitchen cupboards and drawers and plumbing for automatic washing machine, appliance recess points. One and a half bowl stainless steel sink and drainer with mixer taps above, cupboard beneath. Wall mounted Worcester gas boiler for the central heating, inset ceiling spotlights. Attractive white panelled interior door to



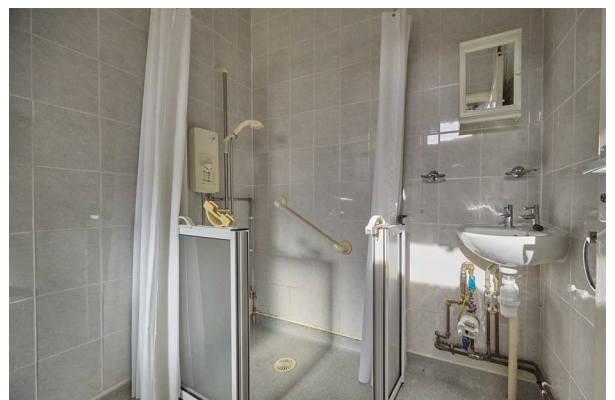
## REAR LOBBY

Wooden panelled door to the rear garden. Door to

## REFITTED WET ROOM TO REAR

6'0" x 10'2" (1.85m x 3.11m)

With fully tiled surrounds, low level WC, Mira wall mounted electric shower, pedestal wash hand basin, wall mounted mirror fronted bathroom cabinet.



## FIRST FLOOR LANDING

Panelled interior door to

## BEDROOM ONE TO FRONT

12'10" x 12'0" (3.93m x 3.66m)

With a range of fitted bedroom furniture consisting two double wardrobes with cupboards above and a single panel radiator. Door to separate WC Low level WC, pedestal wash hand basin and shelving.



## BEDROOM TWO TO REAR

9'11" x 9'9" (3.03m x 2.99m)

With single panelled radiator.



## BEDROOM THREE TO REAR

8'11" x 6'7" (2.74m x 2.01m)

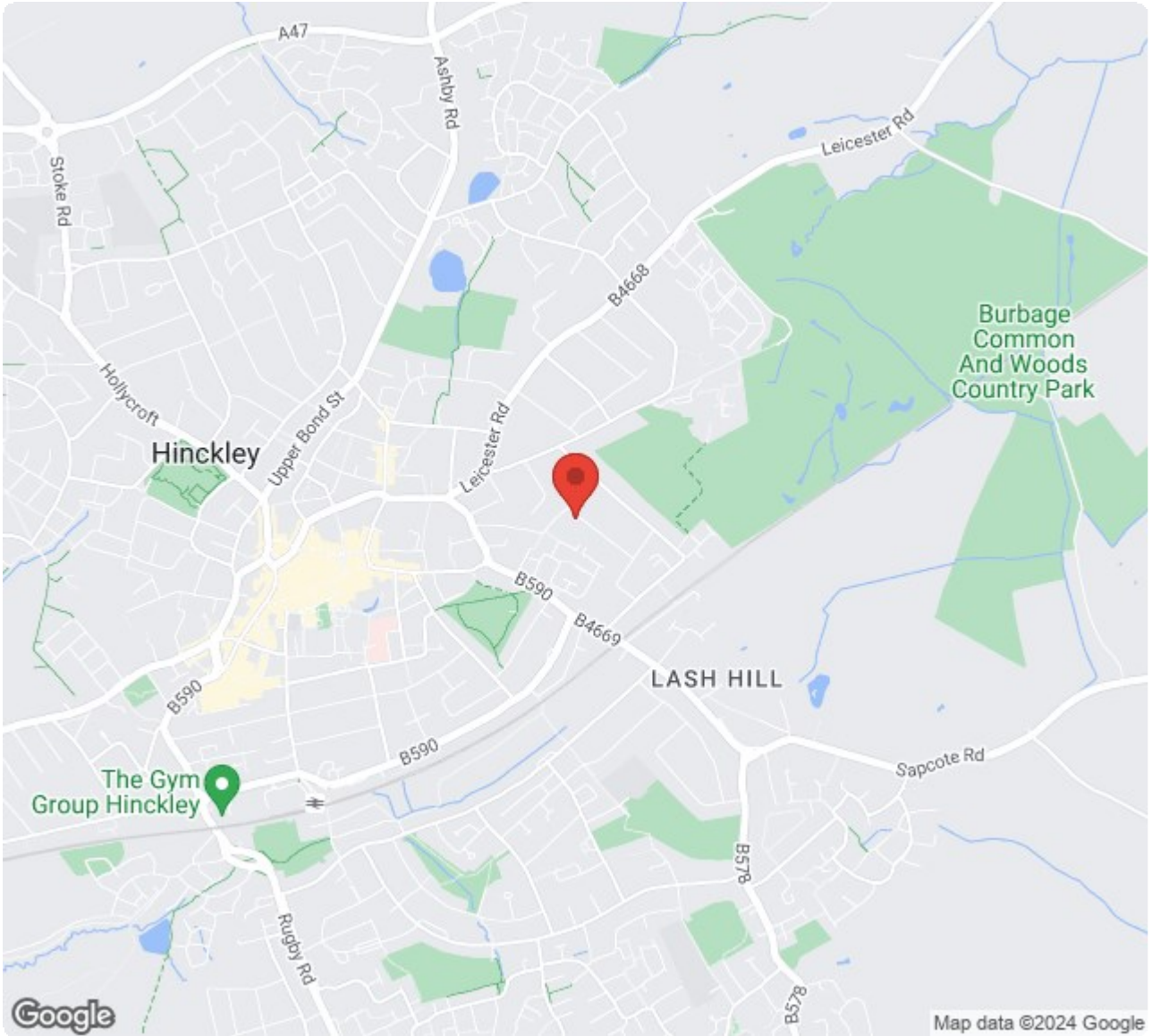
With single panelled radiator.



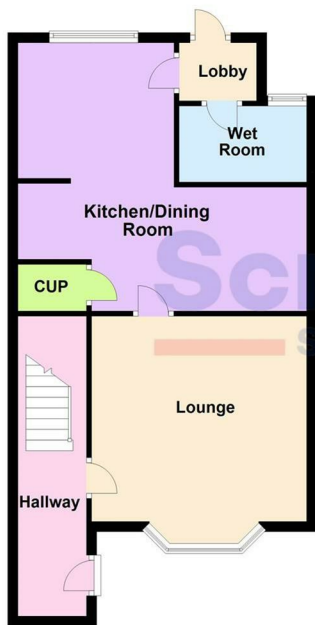
## OUTSIDE

The property is set back from the road with a hard landscaped front garden in stone, with slabbed pathway leading to the front door. Enclosed by low level panelled wooden fencing. Access via a slabbed pathway and timber gate to side leads to the vast fenced and enclosed rear garden. Adjacent to the rear of the property is a slabbed patio with low brick retaining wall and timber shed. The remainder of the garden is laid to lawn with surrounding pathway, outside tap and lighting.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		60	
(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 <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			
England & Wales		EU Directive 2002/91/EC	



**Scrivins & Co**  
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk