

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 46 HIGHFIELDS ROAD, HINCKLEY, LE10 1UU

**OFFERS OVER £200,000**

Attractive traditional bay fronted villa terraced of character. Sought after and convenient tree lined road within walking distance to the town centre, The Crescent, schools, leisure centre, queens park, doctors, dentists, train and bus stations, bars and restaurants with good access to major road links. Well presented and much improved including, pine panelled interiors doors, spindle balustrades, wood burning stove, refitted bathroom, gas central heating UPVC and SUDG. Spacious accommodation offers through lounge dining room kitchen and rear lobby. Two double bedrooms, family bathroom with walk-in shower. Front and long rear garden with brick storeroom. Viewing recommended, carpets and blinds included.



## TENURE

Freehold

Council tax = B

## ACCOMMODATION

Attractive panelled UPVC front door to

### THROUGH LOUNGE DINING ROOM

30'4" x 12'3" (9.26 x 3.75)

The dining area to front with built-in white storage and meter cupboard, side alcove, book and display cupboard above. Double panelled radiator, original coving to ceiling. Feature central stairway to first floor with pine spindle balustrades. Lounge area to rear with feature open fireplace, having ornamental wood surrounds, raised grey slate hearth incorporating a black cast iron wood burning stove. Double panelled radiator, original coving to ceiling, wired in smoke alarm. T.V aerial point, pine and etched glazed door leads to



### REAR LOBBY

With double panelled radiator, wood panelled and glazed interior door leads to rear garden.

### KITCHEN TO REAR

8'9" x 10'7" (2.67 x 3.25)

With a range of white fitted kitchen units consisting inset one and half bowl single drainer, stainless steel sink mixer taps above, double base unit beneath. Further floor mounted cupboard units with drawers. Contrasting grey roll edge working surfaces above. Tiled splashbacks, further wall mounted cupboards units. Appliance recess points, plumbing for automatic washing machine, gas cooker point. Wired in heat detector.



### FIRST FLOOR LANDING

With single panelled radiator, wired in smoke alarm. Large loft access with extending timber ladder, the loft is partially boarded with lighting and also houses the Worcester Bosch gas condensing combination boiler for central heating and domestic hot water. With a wireless digital programmer, new as of 2021.

### **FRONT BEDROOM ONE**

14'2" x 12'1" (4.32 x 3.69)

With feature original cream Victorian cast iron fireplace, radiator, built-in wardrobe over the stairway.



### **BEDROOM TWO TO REAR**

11'1" x 12'2" (3.40 x 3.73)

With a radiator, built-in wardrobe over the stairs.



### **REFITTED BATHROOM TO REAR**

6'11" x 14'4" (2.12 x 4.39)

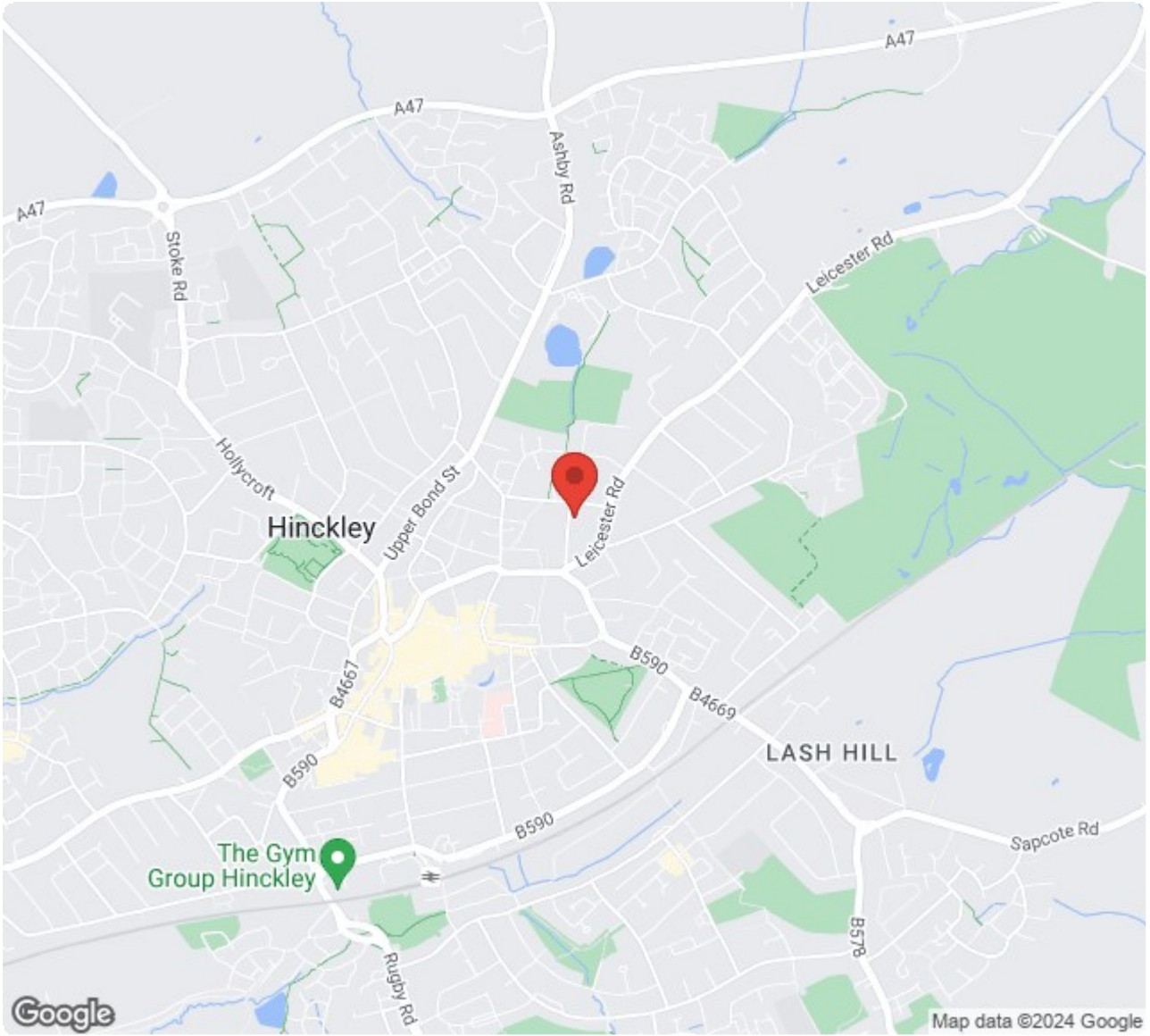
With Victorian style suite in white, consisting of a fully tiled double walk-in shower with glazed shower screen and rain shower above. Roll top panelled bath with claw feet, mixer tap and shower attachment above. Vanity sink, hand basin with grey cabinet beneath, low level WC. Contrasting tiled surrounds, radiator, extractor fan.



### **OUTSIDE**

The property is nicely situated set back from the road, screened behind the original blue brick retaining wall having a decorative stone front forecourt. A shared entry leads to a timber gate to the long rear garden, which is enclosed by a brick retaining wall with panelled fence. Adjacent to the rear of the house is a slabbed rear yard. Attached to the rear of the house is a brick built garden store with light and power. Beyond which is a full width decorative stone and Astroturf patio, edged by a low brick retaining wall. Outside light and tap. Beyond which the garden is principally laid to lawn with surrounding beds and borders. To the top of the garden is a further slabbed patio and timber shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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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