

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



110 WESTFIELD ROAD, HINCKLEY, LE10 0LU

ASKING PRICE £265,000

NO CHAIN. Extended traditional bay fronted semi detached family home of character on a large sunny plot. Sought after and convenient location within walking distance of the town centre, The Crescent, Westfield Junior School, train and bus stations, doctors dentists, leisure centre and with good access to the A5 and M69 motorway. Well presented and much improved including white panelled interior doors, wooden flooring, spindle balustrade, feature marble fireplaces, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffit and fascias. Spacious accommodation offers open porch, entrance hall, through lounge dining room, family room/study and kitchen. Three bedrooms (one with fitted wardrobes) and family bathroom with shower cubicle. Front and large sunny rear garden with workshop. Wide driveway to detached garage with garden store to rear. Viewing recommended. Carpets, blinds and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Open arch topped recessed porch with quarry tiled flooring and panelled door with surrounding colour leaded glazing to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring, radiator, digital thermostat for central heating system and coving to ceiling. Stairway to first floor with white spindle balustrades and useful understairs storage area beneath with lighting. Wood panel and glazed door to:



THROUGH LOUNGE DINING ROOM

10'11" x 27'2" (3.34 x 8.29)

Lounge area to front with feature fireplace having ornamental marble surrounds, raised marble hearth and backing incorporating living flame gas fire. Oak finish laminate wood strip flooring, TV aerial and telephone points, radiator, coving to ceiling and ornamental ceiling rose. Rear dining area with feature fireplace having ornamental marble surrounds, raised marble hearth and backing incorporating living flame coal effect gas fire. Oak finish laminate wood strip flooring, radiator, coving, ornamental ceiling rose and picture rail. Double glazed sliding patio door to:



FAMILY ROOM TO REAR

11'1" x 8'9" (3.38 x 2.69)

Oak finish laminate wood strip flooring, radiator, coving to ceiling, picture rail, ceiling mounted fan light. UPVC SUDG French doors to rear garden. Wood panel and glazed door leads to:



FITTED KITCHEN TO REAR

5'10" x 17'11" (1.80 x 5.48)

Range of gloss grey fitted kitchen units consisting one and a half bowl single drainer resin sink with mixer tap above with cupboard, wine rack and drawers beneath. Further matching range of cupboard units and three drawer unit with contrasting roll edge working surfaces above and tiled splashbacks. With inset stainless steel four ring gas hob unit, single fan assisted oven with grill beneath and integrated extractor above. Further matching wall mounted cupboard units. Appliance recess points and plumbing for automatic washing machine. Wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water. Ceramic tiled flooring, wall mounted consumer unit and coving to ceiling.



FIRST FLOOR LANDING

White spindle ballustrade, coving to ceiling, loft access and white panel interior doors to:

FRONT BEDROOM ONE

14'8" x 10'11" (4.49 x 3.35)

Single panel radiator and coving to ceiling and ceiling fan light.



REAR BEDROOM TWO

12'8" x 10'11" (3.87 x 3.33)

Fitted sliderobes the full width of one wall with mirror glazed doors. Radiator, coving to ceiling and ceiling mounted fan light.



FRONT BEDROOM THREE

5'11" x 7'4" (1.82 x 2.26)

Radiator and coving to ceiling.



BATHROOM TO REAR

5'9" x 9'1" (1.77 x 2.78)

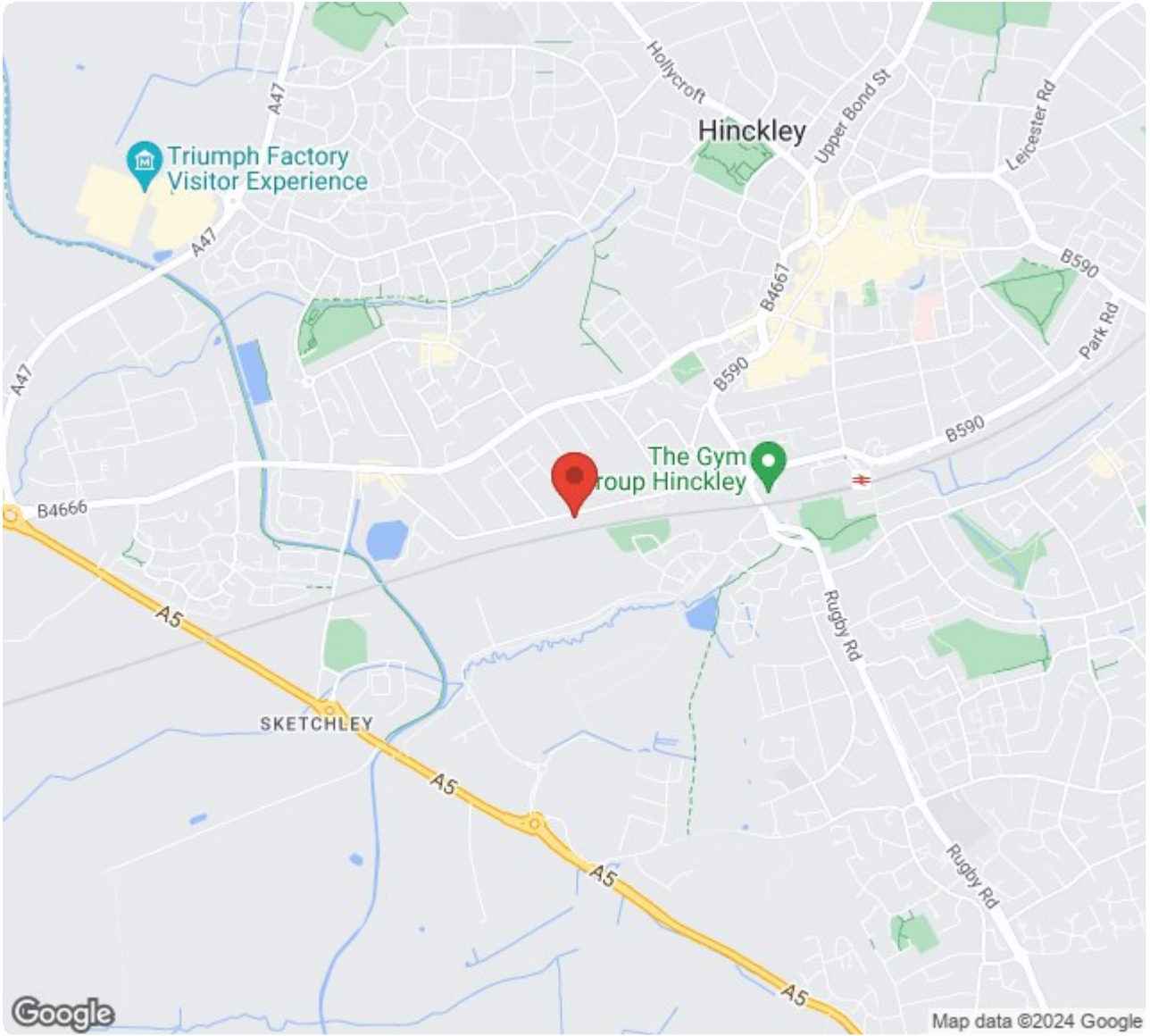
White suite consisting double ended panelled bath, shower cubicle with glazed shower door and rain shower above, vanity sink unit with gloss white double cupboard beneath and low level WC. Wall mounted mirror fronted bathroom cabinet, extractor fan, chrome heated towel rail, shaver point and oak finish laminate wood strip flooring. Contrasting PVC decorative clad surrounds.



OUTSIDE

The property is nicely situated set back from the road, screened behind a retaining wall. The front garden is hard landscaped with decorative stone and paving having inset and surrounding beds. Double wrought iron gates give access to a wide, long slabbed driveway leading down the side of the property to a large single brick built garage 2.53m x 6.49m with up and over door to front, side pedestrian door and window also having light and power. To the rear of the garage is a brick built garden store 2.19m x 2.62m with door and window to side. Wrought iron gate between the house and garage leads to the large mature, sunny rear garden which is fully fenced and enclosed. Adjacent to the rear of the property is a full width deep slabbed patio, beyond which the garden is principally laid to lawn with surrounding vegetable plots. Outside tap and light. To the top of the garden is a detached sectional concrete workshop 3.06m x 6.02m with up and over to front and side pedestrian door and window. To the rear of the workshop is a further vegetable plot with aluminium greenhouse.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		54	
(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			
(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	



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