

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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19 BEAUMONT AVENUE, HINCKLEY, LE10 0JN

OFFERS OVER £220,000

Attractive bay fronted semi-detached home of character on a good-sized plot. Sought after and convenient location, within walking distance of the town centre, The Crescent, Westfield Junior School, doctors, dentists, train and bus stations, parks, bars and restaurants with good access to major road links. Well presented and refurbished including panelled interior doors, spindle balustrades, feature open fireplace, modern fitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, open plan through lounge dining room and kitchen, lean to conservatory and utility room. Three bedrooms and bathroom with shower. Full width driveway and good sized rear garden with shed. Contact agents to view, carpets and blinds included.



TENURE

FREE HOLD

COUNCIL TAX BAND B

ACCOMODATION

Attractive grey composite panel SUDG front to:

ENTRANCE HALLWAY

With fashionable grey vertical radiator, wired in smoke alarm, stairway to first floor. Attractive white panelled door leads to:

LOUNGE DINING ROOM

12'3" x 24'8" (3.75 x 7.53)

The lounge area to front with feature open fire place, having raised black granite hearth and mantle above, brick backing. Arch topped alcove to side and one wall light. Double panelled radiator, TV and telephone points.

Rear dining area with double panelled radiator, one matching wall light. Feature archway leading to



FITTED KITCHEN TO REAR

5'9" x 8'10" (1.77 x 2.70)

With a range of light oak fitted kitchen units, consisting inset single drainer stainless steel sink and mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units, cotntrasting wood grain working surfaces above. Tiled splash, further matching range of wall mounted cupboard units, including one display glazed doors, there is a CDA stainless steel range cooker included with a five ring gas hob unit, two ovens and grill beneath, stainless steel splash back and stainless steel chimney extractor fan above. There is also an integrated fridge/freezer, ceramic tiled flooring. From the dining area UPVC SUDG sliding doors, lead to



LEAN TO CONSERVATORY WITH UTILITY AREA

15'8" x 7'8" (4.79 x 2.34)

With a range of floor and wall mounted storage cupboards, one tall storage cupboard, fitted working surface , plumbing for automatic washing machine, light and power. White wood panelled and glazed double door lead to the rear garden.

FIRST FLOOR LANDING

With stained spindle balustrades, wired in smoke alarm. Large loft access which is partially boarded with lights, original white panelled interior door leads to

FRONT BEDROOM ONE

12'9" x 9'10" (3.90 x 3.00)

With single panelled radiator.



REAR BEDROOM TWO

9'1" x 11'1" (2.77 x 3.38)

Wood grain laminate wood strip flooring, double panelled radiator.



BEDROOM THREE TO REAR

5'10" x 7'6" (1.80 x 2.31)

With radiator, wall mounted gas condensing combination boiler for central heating and domestic hot water.



REFITTED BATHROOM TO FRONT

5'5" x 5'1" (1.66 x 1.56)

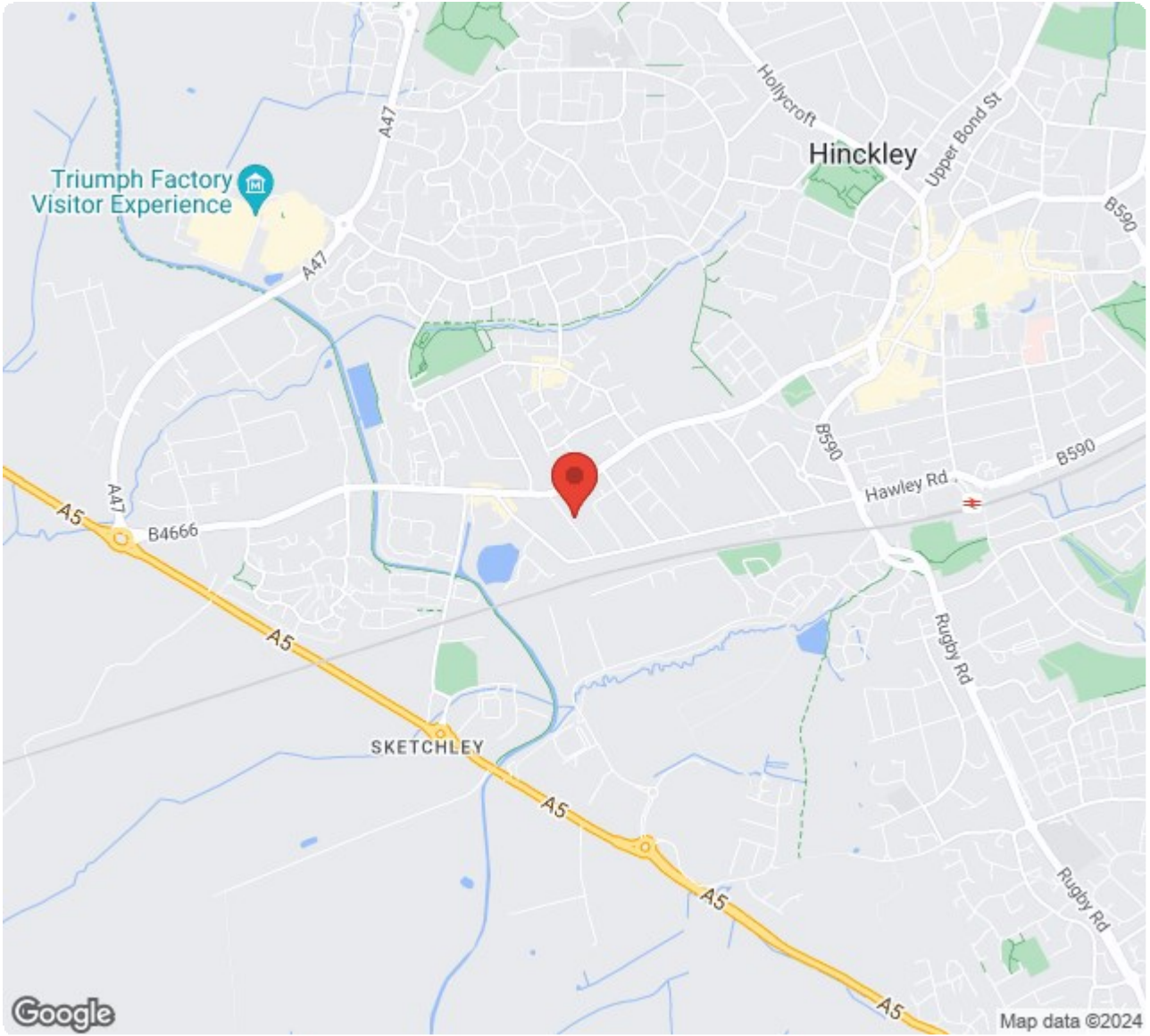
With white suite consisting P-shaped panelled bath, mains shower unit above, vanity sink with white cupboard beneath, low level WC, contrasting tiled surrounds including the flooring. Chrome heated towel rail, wall mounted mirror front bathroom cabinet.



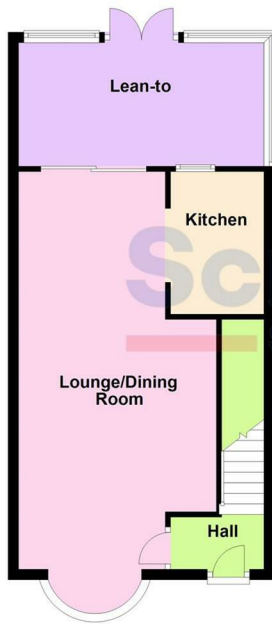
OUTSIDE

The property is set back from the road having a full width and decorative stone patio to front. Timber gate and slabbed pathway leads down the side of the property, to the long rear garden which is enclosed by panelled fencing and mature hedging. Having a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn. To the top of the garden there is a timber shed, there is also an outside tap and light.

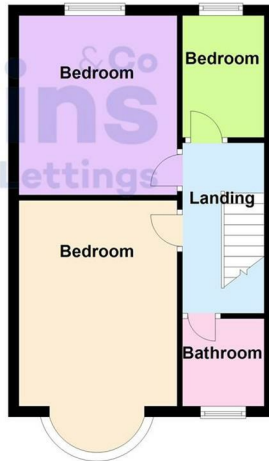




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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