

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

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12 STANLEY ROAD, HINCKLEY, LE10 0HS

OFFERS OVER £200,000

Vastly improved and refurbished traditional semi detached house. Popular and convenient location within walking distance of the town centre, the Crescent, doctors, dentists, train and bus stations, schools, Morrisons, parks, bus service and good access to major road links. Well presented including white panelled interior doors, coving, refitted kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall lounge, dining kitchen and utility room. Two double bedrooms and bathroom with shower. Corner plot. Wide driveway. Front and well kept sunny rear garden with shed and greenhouse. Viewing highly recommended. Carpets, blinds, some white goods and shed included.



TENURE

Freehold

Council tax band - B

ACCOMMODATION

Open canopy porch with outside lighting. Attractive sage composite panel and SUDG front door to

ENTRANCE HALLWAY

Double panelled radiator. Digital programmer and thermostat for central heating and domestic hot water. Storage cupboard housing the consumer unit. Smoke alarms. Stairway to first floor. Attractive white 6 panel interior doors to

FRONT LOUNGE

11'10" x 14'2" (3.63 x 4.32)

Wall mounted living flame pebble effect electric fire. Double panelled radiator. TV aerial point, including Sky, coving to ceiling and grey laminate wood strip flooring.



REFITTED DINING KITCHEN TO REAR

11'9" x 8'11" (3.60 x 2.73)

Fashionable range of matte cream fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Wine rack. Contrasting walnut finish roll edge working surfaces above with inset four ring Halogen hob unit. Single fan assisted oven with grill beneath. Stainless chimney extractor hood above. matching upstands. Further matching wall mounted cupboard units, including one double display unit with glazed doors. Concealed lighting over the working surfaces. Appliance recess points. Larder fridge and freezer included. Walnut finish laminate wood strip flooring. Radiator. Inset ceiling spotlights. Coving to ceiling. Door to



UTILITY ROOM TO REAR

7'5" x 5'2" (2.28 x 1.58)

Matching units from the kitchen consisting of a floor standing double cupboard. Walnut finish roll edge working surfaces above. Matching upstands. Appliance recess points. Plumbing for automatic washing machine. Walnut finish laminate wood strip flooring. inset ceiling spotlights. UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

Single panelled radiator. Double airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water. Smoke alarm. Loft access, loft is partially boarded.

FRONT BEDROOM ONE

14'0" x 10'7" (4.29 x 3.25)

Built in wardrobe over the stairs. Further full height storage cupboard. Radiator and coving to ceiling.



BEDROOM TWO TO REAR

10'4" x 9'10" (3.17 x 3.01)

Radiator, coving to ceiling and grey laminate wood strip flooring.



REFITTED BATHROOM TO REAR

7'4" x 7'6" (2.25 x 2.29)

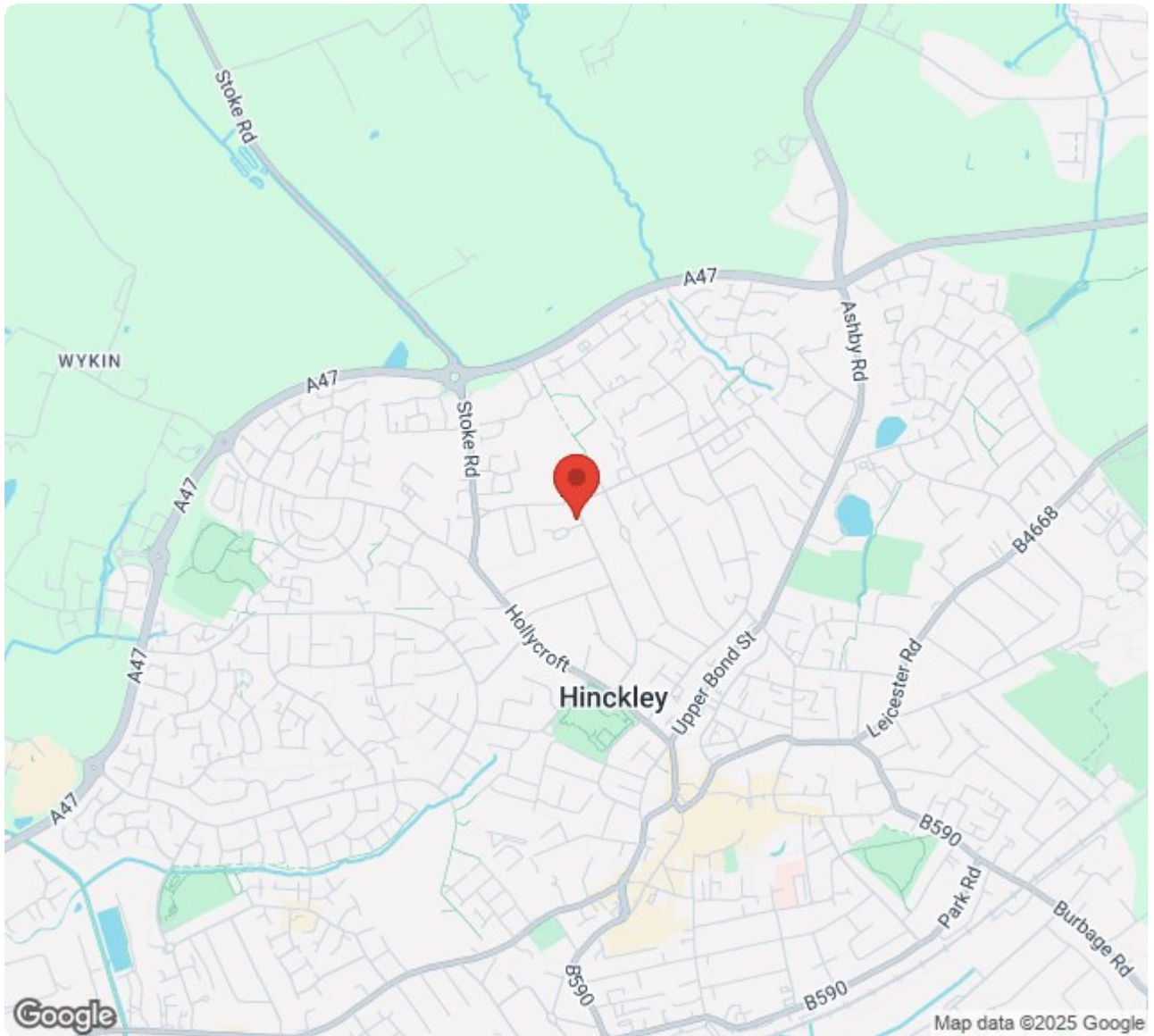
White suite consisting panelled bath with electric shower unit above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, laminate tiled flooring, chrome heated towel rail and inset ceiling spotlights.



OUTSIDE

The property is situated on a corner plot set back from the road screened behind a brick retaining wall. The front garden is principally laid to lawn with surrounding beds. There is a wide tarmacadam and concrete driveway to front offering ample car parking. A timber gate and wide access leads down the side of the house where there is a timber shed. There is a good sized newly fenced sunny rear garden having a deep full width flagstone patio adjacent to the rear of the property. The garden is principally laid to lawn with surrounding stone borders and beds. To the top of the garden there is a further stoned area with an aluminium greenhouse. Outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
(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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