



76 THIRLMERE ROAD, HINCKLEY, LE10 0PF

ASKING PRICE £225,000

NO CHAIN. Attractive, traditional bay fronted semi detached family home on a large plot. Sought after and convenient location within walking distance of a parade of shops, post office, doctors surgery, Westfield junior school, the town centre, the Crescent, train and bus stations, Ashby canal and good access to major road links.

Immaculately presented and refurbished including original white panelled interior doors, wood burning stove, refitted kitchen and bathroom, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hallway, lounge and dining kitchen. 3 bedrooms and bathroom with shower. Wide driveway and large rear garden with brick built WC and store. Viewing recommended. Carpets, blinds, shed and wood store included.



TENURE

Freehold

Council tax band B

ACCOMMODATION

Attractive forest green composite panelled SUDG and leaded front door to:

ENTRANCE HALLWAY

Stairway to first floor. Attractive white original panelled interior door to:

FRONT LOUNGE

12'5" x 14'5" (3.79 x 4.40)

With feature brick fireplace, raised black slate hearth incorporating black cast iron wood burning stove. Radiator and TV aerial point including Sky.



REFITTED DINING KITCHEN TO REAR

10'10" x 15'7" (3.32 x 4.75)

Fashionable range of gloss grey and light grey fitted kitchen units with soft close doors, consisting inset black single drainer resin sink with mixer tap above and double base unit beneath. Further matching range of floor standing cupboard units with contrasting white glitter quartz effect working surfaces above and matching upstands and breakfast bar. Inset four ring ceramic gas hob unit, single fan assisted oven with grill beneath and black chimney extractor hood above. Further range of matching wall mounted cupboard units, one housing Vaillant gas condensing combination boiler for central heating and domestic hot water. One tall larder unit, appliance recess points, integrated dishwasher and plumbing for automatic washing machine. Radiator and inset ceiling spotlights. Door to useful understairs storage cupboard housing meters. UPVC SUDG door leading to rear garden.



FIRST FLOOR LANDING

White spindle balustrades, radiator and loft access with extending aluminium ladder (loft is partially boarded.)

FRONT BEDROOM ONE

15'7" x 9'7" (4.77 x 2.94)

Range of fitted bedroom furniture by Julian Bedrooms of Hinckley, consisting of three double wardrobe units and two matching bedside cabinets. Original black cast iron fireplace and radiator.



REAR BEDROOM TWO

10'11" x 9'9" (3.34 x 2.99)

Range of fitted bedroom furniture by Julian Bedrooms of Hinckley, in beech and consisting two double wardrobe units and further matching chest of drawers. Feature original black cast iron fireplace and radiator.



REAR BEDROOM THREE

5'8" x 7'10" (1.75 x 2.40)

Radiator.



REFITTED BATHROOM TO FRONT

5'6" x 5'9" (1.69 x 1.76)

White suite consisting panelled bath with mains shower unit above and glazed shower screen to side. Vanity sink unit with gloss white cupboard beneath and low level WC. Contrasting tiled surrounds including the flooring. Chrome heated towel rail, inset ceiling spotlights and extractor fan.

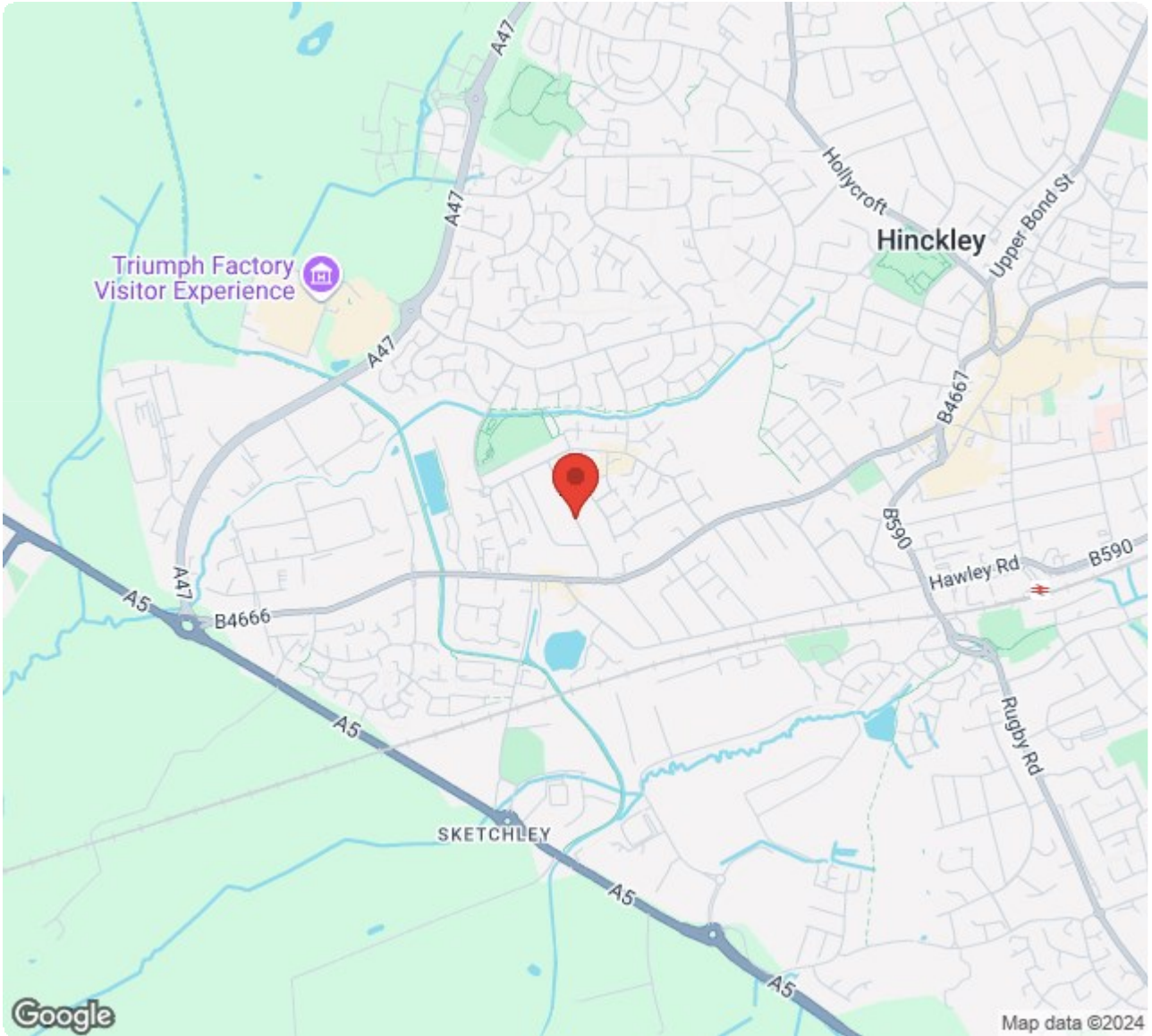


OUTSIDE

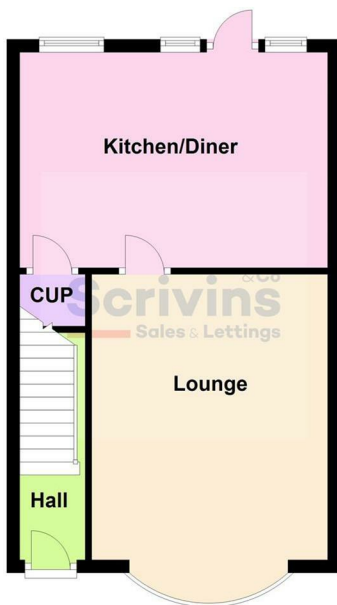
The property is set back from the road having a full width Tarmacadam driveway to front. Slabbed pathway and timber gate lead down the side of the property to the large fully fenced and enclosed rear garden. Full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding beds and fruit trees. Attached to the rear of the house is a brick built WC and store. Outside tap, power point and light.



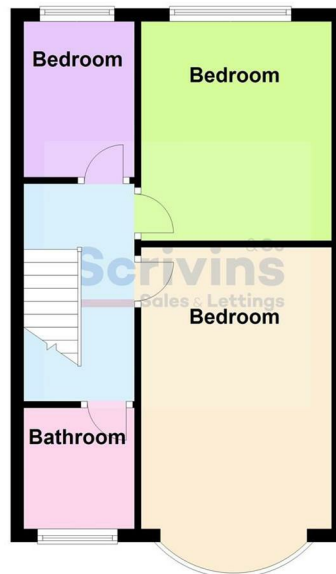




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(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	



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