

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 4 LANGDALE ROAD, HINCKLEY, LE10 0NS

**ASKING PRICE £235,000**

NO CHAIN. Attractive traditional bay fronted semi detached family home with an abundance of character! Occupying a large plot overlooking Langdale Park to rear. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, bars, restaurants, the leisure centre and with good access to the A5 and M69 Motorway. Well presented and refurbished including pine panel interior doors, wooden effect flooring, coving, feature open fireplaces, refitted kitchen and wet room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, dining kitchen, UPVC SUDG conservatory with attached brick built WC and store. Three bedrooms and shower room. Wide driveway and large rear garden. Ideal First Time Buy. Viewing is recommended. Carpets, blinds and washing machine included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B

**ACCOMMODATION**

Attractive UPVC SUDG front door to:

**ENTRANCE HALLWAY**

Single panel radiator and stairway to first floor. Attractive pine panel six panel interior doors to:

**FRONT LOUNGE**

12'5" x 14'8" (3.79 x 4.48)

Feature open fireplace having ornamental wood surround, raised tiled hearth and backing. Oak finish laminate wood strip flooring, radiator, TV aerial point and coving to ceiling.

**REFITTED DINING KITCHEN TO REAR**

15'5" x 11'0" (4.71 x 3.37)

Kitchen with a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further range of matching floor mounted cupboard units and drawers with contrasting black roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath with stainless steel splashback and stainless steel chimney extractor above. Further matching range of wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine (washing machine included) Feature brick open fireplace, double panel radiator, useful understairs storage pantry housing the meters and shelf. White wood panel and glazed door to:



**CONSERVATORY TO REAR**

11'4" x 9'0" (3.47 x 2.75)

Grey laminate tiled flooring, double power point, door to brick built store room and door to brick built WC having white low level WC and wall mounted sink unit. UPVC SUDG French doors leading to the rear garden.



**FIRST FLOOR LANDING**

White spindle balustrades, thermostat for central heating system and loft access with extending aluminium ladder (loft has a light)

### FRONT BEDROOM ONE

9'7" x 15'4" (2.93 x 4.68)

Radiator.



### BEDROOM TWO TO REAR

9'3" x 10'11" (2.82 x 3.33)

Radiator.



### BEDROOM THREE TO REAR

8'0" x 5'11" (2.45 x 1.81)

Radiator and cupboard housing Vaillant gas combination boiler for central heating and domestic hot water.



### WET ROOM TO FRONT

5'4" x 5'8" (1.65 x 1.75)

White suite with fully tiled walk in shower with twin wall mounted mains shower units, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds including the flooring, chrome heated towel rail, extractor fan, wall mounted mirror fronted bathroom cabinet and wall mounted warm air heater.

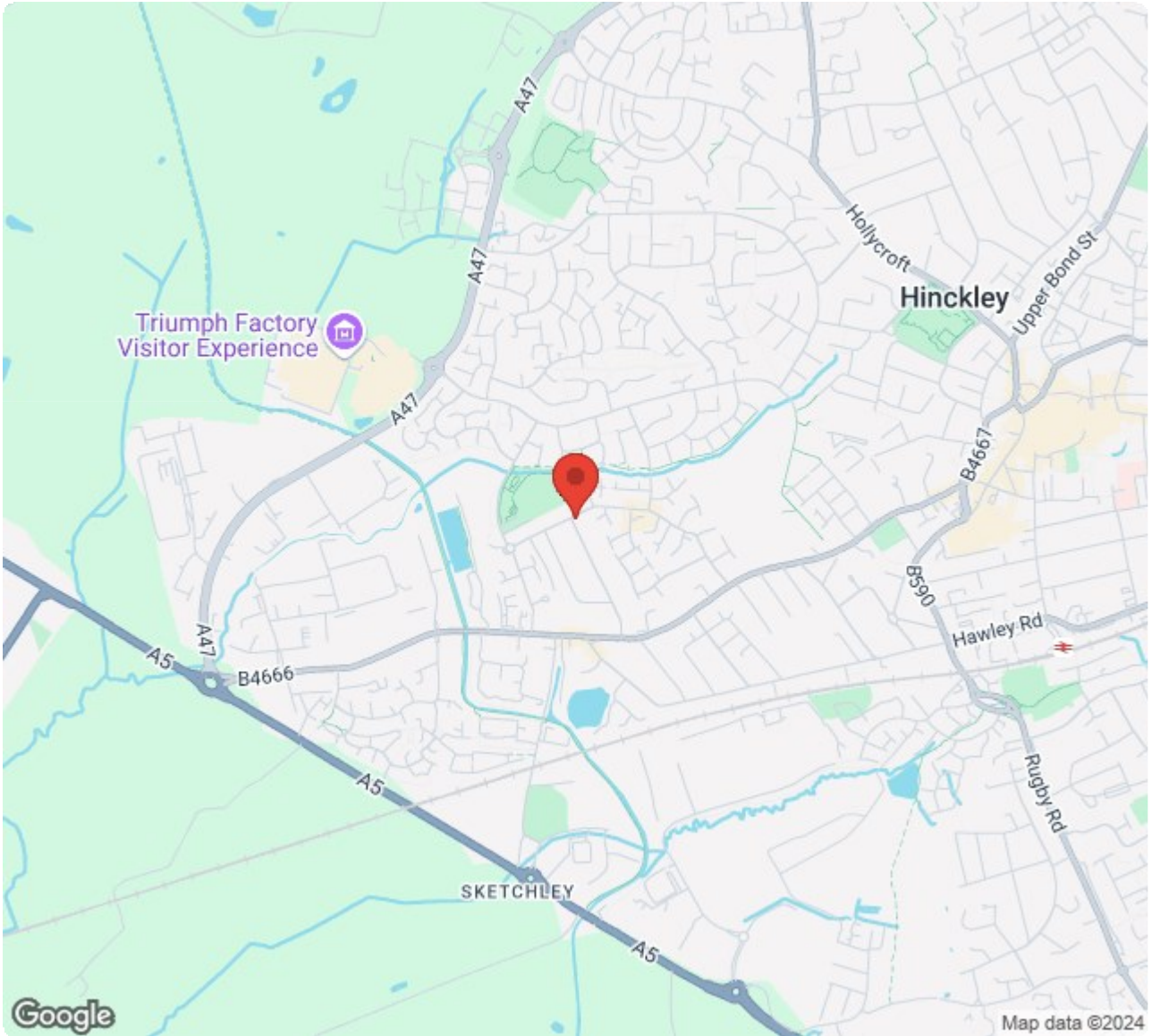


### OUTSIDE

The property is set back from the road, having full width stone driveway to front providing off road parking for two cars. A timber gate and slabbed pathway lead down the side of the property where there is an outside tap. Good sized fully fenced and enclosed rear garden with a deep full width slabbed patio adjacent to the rear of the property, beyond which the remainder of the garden is principally laid to lawn. To the top of the garden is a timber shed. Views over Langdale park to rear.



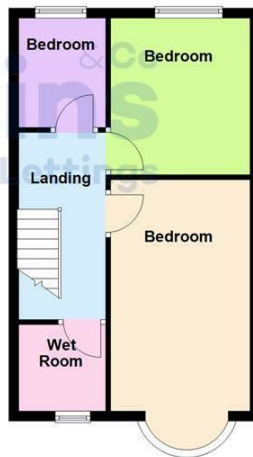




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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