



159 STANLEY ROAD, HINCKLEY, LE10 0HR

OFFERS OVER £250,000

Delightful traditional bay fronted semi detached family home of character on a large plot. Sought after and convenient non estate location within walking distance of the town, The Crescent, local schools, Hollycroft Park, bus and train stations and with good access to major road links. Well presented the property benefits from original panelled interior doors, stained glass window, spindle balustrades, feature open fireplaces, refitted kitchen and bathroom, UPVC SUDG and gas central heating. Spacious accommodation offers porch, entrance hall, lounge, dining room, kitchen, utility room/WC and conservatory. Three good bedrooms and bathroom with shower. Double width driveway. Large front and enclosed rear garden. Viewing highly recommended. Carpets, curtains and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Attractive composite front door to:

ENTRANCE PORCH

ceramic tiled flooring and original wood and stained glass door to:

ENTRANCE HALLWAY

Stairway to first floor with spindle balustrades and attractive wooden panelling. Radiator, key pad for burglar alarm system, telephone point, Open Reach socket for internet and smoke alarm. Door to useful understairs storage cupboard with shelving and housing gas and electric meters.



LOUNGE TO FRONT

13'8" x 11'11" (4.17 x 3.65)

Bay window to front and feature fireplace incorporating electric fire with wooden surround, tiled hearth and backing. Picture rail, and TV aerial point.

DINING ROOM TO REAR

11'8" x 12'9" (3.57 x 3.90)

Feature fireplace incorporating coal effect electric fire with wooden surround and tiled backing. Shelving to side alcove, coving to ceiling, single panel radiator and serving hatch through to kitchen. Wood and glazed double doors to lounge



KITCHEN

6'8" x 8'5" (2.04 x 2.58)

Refitted with a range of floor standing kitchen units in gloss white with roll edge working surfaces above. Inset stainless steel sink and drainer with mixer tap above and cupboard beneath. Electric cooker and grill and four ring electric hob. Further matching wall mounted cupboard units. Wall mounted Glow Worm gas condensing combination boiler for central heating and domestic hot water. Wood and panel door to:

UTILITY ROOM/WC TO REAR

5'11" x 5'1" (1.81 x 1.57)

Low level WC, ceramic tiled flooring and plumbing for washing machine.

CONSERVATORY TO REAR

10'5" x 18'9" max (3.18 x 5.73 max)

Tiled flooring, power points and UPVC SUDG sliding door to rear garden.



BEDROOM ONE TO FRONT

11'4" x 12'0" (3.46 x 3.66)

Picture rail and single panel radiator



BEDROOM TWO TO REAR

12'0" x 11'1" (3.66 x 3.39)

Single panel radiator and picture rail. Built in storage cupboard to side alcove .



BEDROOM THREE TO REAR

7'4" x 8'5" (2.26 x 2.58)

Picture rail and single panel radiator

REFITTED BATHROOM TO FRONT

5'7" x 6'4" (1.72 x 1.94)

White suite consisting panelled corner bath with mixer shower above, pedestal wash hand basin and low level WC. Tiled surrounds and chrome heated towel rail.

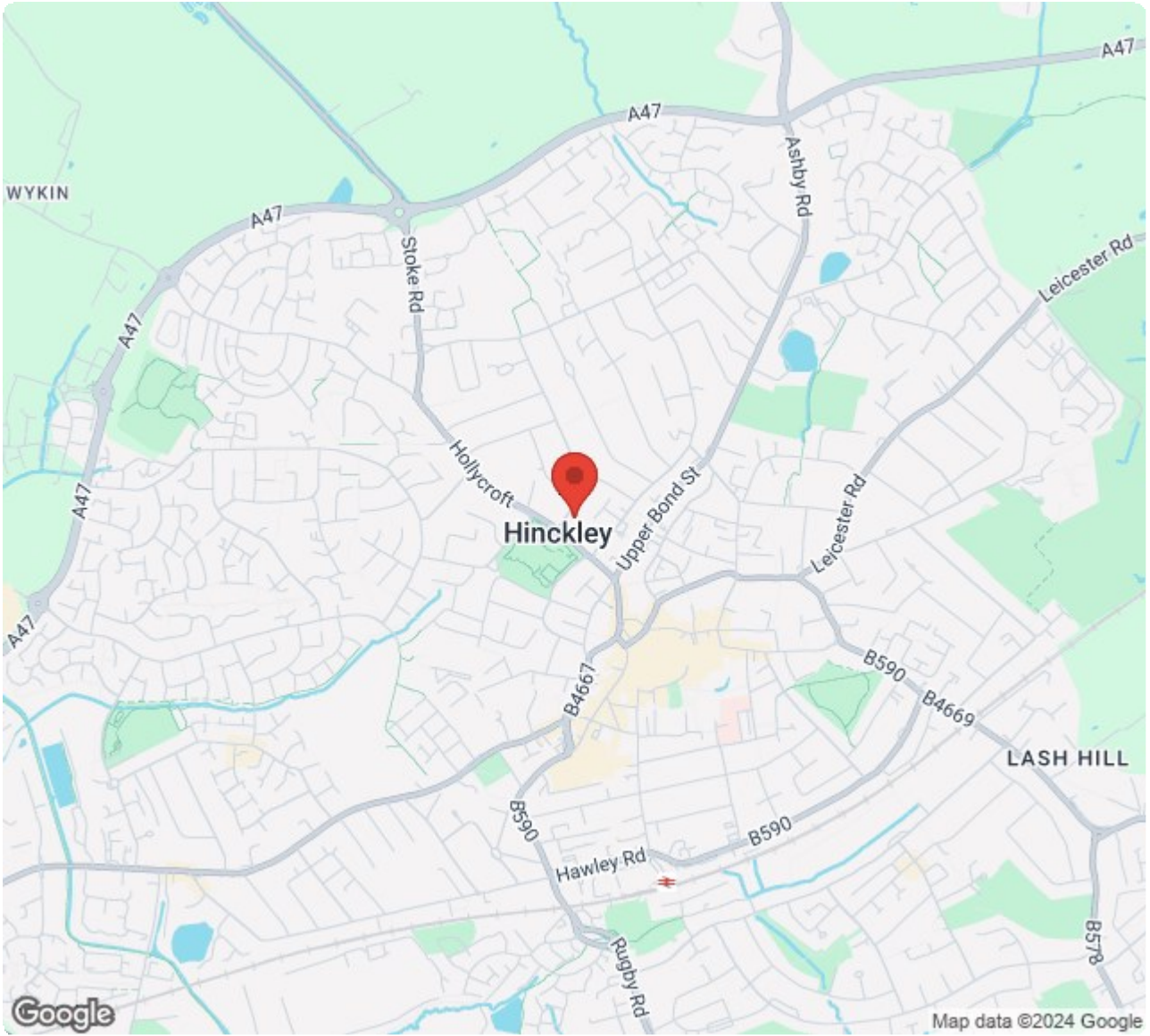


OUTSIDE

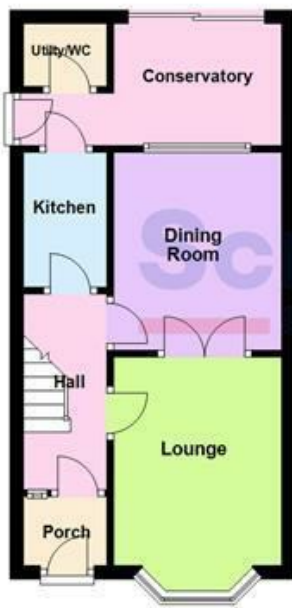
One of the main features of this particular property are the extensive gardens, set well back from the road having a walled double width block paved driveway to front, beyond which the garden is mainly laid to lawn with mature trees.

A pathway leads down the side of the property through a timber gate to the large rear garden which is enclosed by panelled fencing and mature hedging, having a full width slabbed patio adjacent to the rear of the property, edged by a brick retaining wall. Beyond this the garden is mainly laid to lawn with surrounding beds and borders. Timber shed included. Outside cold water tap.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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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