

Scrivins & Co

Sales & Lettings

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

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12 FOREST ROAD, HINCKLEY, LE10 1HB

ASKING PRICE £180,000

NO CHAIN. Attractive traditional bay fronted semi detached family home. Sought after and convenient location within walking distance of the town centre, The Crescent, shops, schools, train and bus stations, parks, leisure centre, doctors, dentists, parks, bars and restaurants and with good access to major road links. In need of modernisation. Offers entrance hall, lounge, dining room and kitchen. Three bedrooms and bathroom. Driveway to front and large sunny rear garden with brick store. Contact agent to view.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

UPVC front door to:

ENTRANCE HALLWAY

Quarry tiled flooring and stairway to first floor.

FRONT LOUNGE

12'11" x 14'6" (3.96 x 4.43)

Stone fireplace incorporating fitted gas fire. Door to:



REAR DINING ROOM

10'11" x 10'10" (3.33 x 3.32)

Original tiled fireplace incorporating fitted gas fire. Original floor to ceiling storage cupboards and arch alcove to side. Door to useful understairs storage cupboard with fitted shelving, lighting and housing electric meter and consumer unit. UPVC door to rear garden.



KITCHEN TO REAR

6'3" x 8'1" (1.91 x 2.48)

Single drainer stainless steel sink unit with cupboard beneath. Appliance recess points, gas cooker point and plumbing for automatic washing machine. Contrasting tiled surrounds and quarry tiled flooring.



FIRST FLOOR LANDING

white spindle balustrades and loft access.

FRONT BEDROOM ONE
12'3" x 12'11" (3.75 x 3.94)



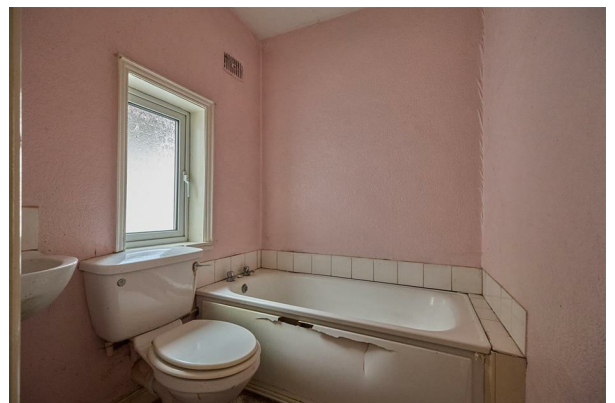
REAR BEDROOM TWO
10'11" x 9'2" (3.34 x 2.81)
Airing cupboard housing cylinder with fitted immersion heater for domestic hot water.



BEDROOM THREE TO REAR
8'2" x 8'0" (2.49 x 2.46)



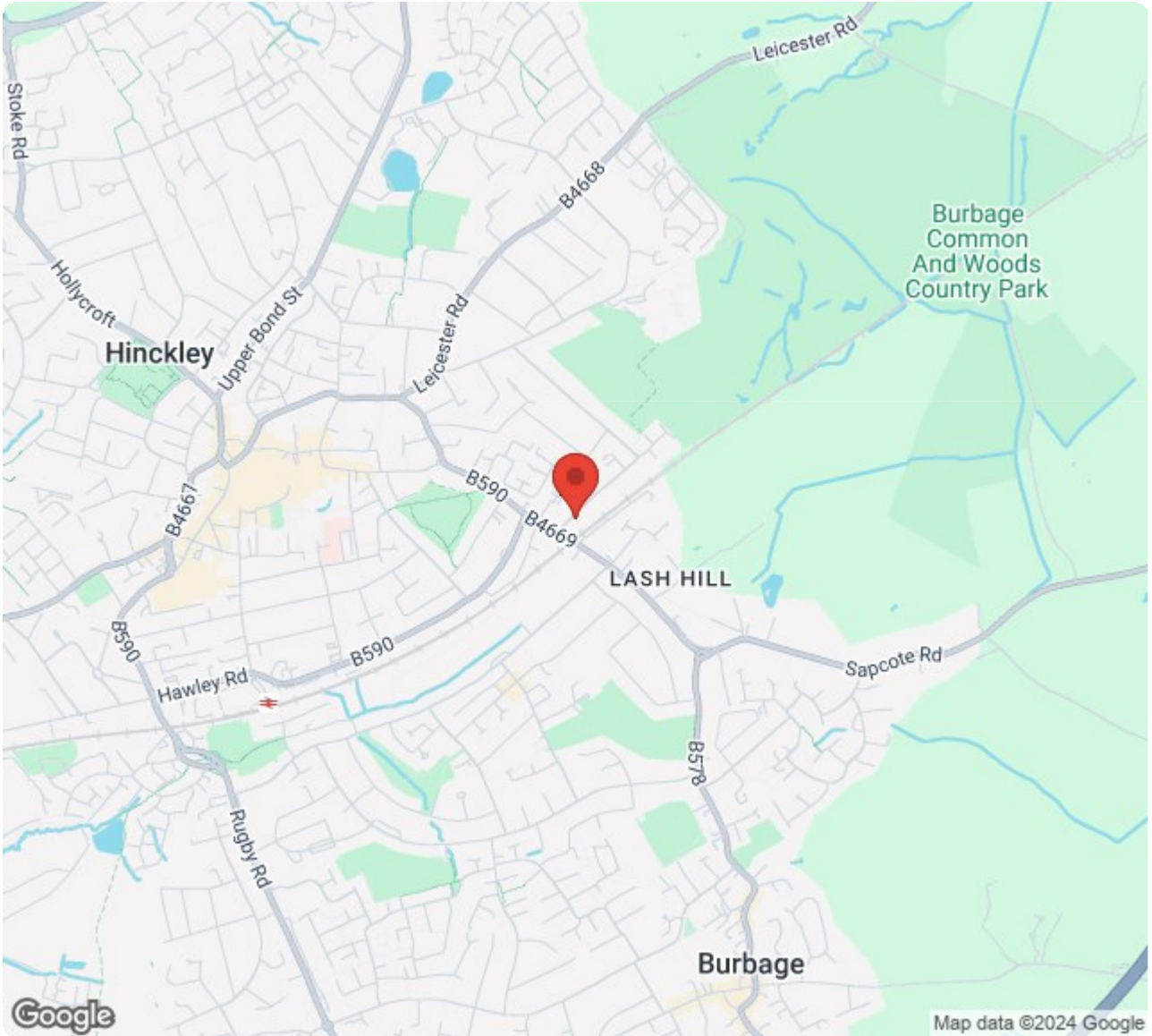
BATHROOM TO FRONT
5'3" x 5'6" (1.61 x 1.70)
White suite consisting panelled bath, low level WC and wall mounted sink unit. Contrasting tiled surrounds.



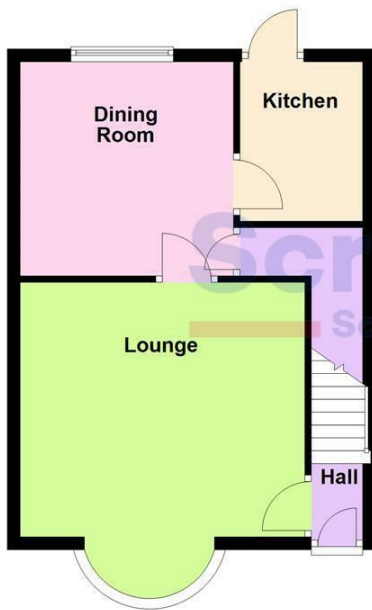
OUTSIDE

The property is set back from the road, having a block paved driveway to front. Driveway leads down the side of the property through timber gate, leading to the good sized fenced and enclosed rear garden. Full width block paved patio adjacent to the rear of the property where there are brick built garden stores. Beyond which is a long rear garden , to the top of the garden is a timber shed and a further slabbed patio. The garden has a sunny aspect.

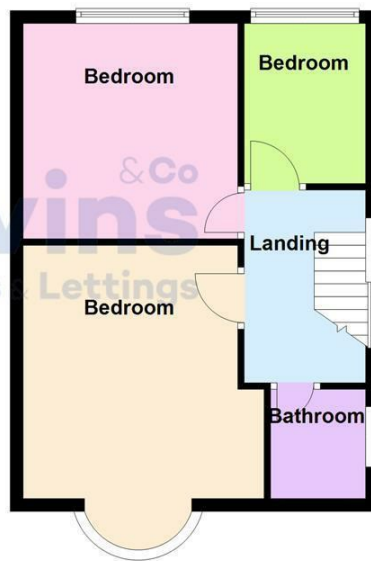




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E			
(21-38) F		19	
(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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