

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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54 CLARENDON ROAD, HINCKLEY, LE10 0PL

ASKING PRICE £230,000

No Chain. Professionally modernised, vastly improved and refurbished traditional bay fronted terraced house of character. Sought after and convenient tree lined road within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentist, leisure centre, parks, bars and restaurants and good access to major road links. Immaculate contemporary styled interior includes original panelled interior doors, wooden flooring, re-plastered, re-wired, re-roofed, re-plumbed, damp proofed. Re-fitted kitchen and bathroom, wired in smoke alarms, gas central heating, UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining room, kitchen, rear lobby, utility room and separate WC. Three good bedrooms, nursery/study and bathroom with shower. Front and long rear garden. Viewing highly recommended. New carpets included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Attractive dark blue wood panel and glazed front door to

ENTRANCE HALLWAY

With stairway to first floor. Original whit panel interior doors to

FRONT LOUNGE

14'4" x 12'4" (4.39 x 3.76)

With feature open fireplace with raised flagstone hearth, radiator.



REAR DINING ROOM

12'3" x 11'11" (3.75 x 3.65)

With feature open fireplace having raised flagstone hearth, radiator. Original Picture rail. Wired in smoke alarm. Door to useful under stairs storage cupboard with quarry tiled flooring, also housing the meters and consumer unit. The property has been re wired. There is also a light.



REAR REFITTED KITCHEN

12'5" x 8'9" (3.79 x 2.67)

With a fashionable range of light gloss grey fitted kitchen units with soft close doors, consisting inset one and a half bowl single drain stainless steel sink unit, double base unit beneath. Wall mounted cupboard units and four drawer unit, contrasting light oak finish working surfaces above with inset four ring electric ceramic hob unit, single oven with grill beneath. Stainless steel extractor hood above. Grey tiled splashbacks, further wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine and dishwasher. Radiator, light grey laminate wood strip flooring. Smoke alarm. Door to



REAR LOBBY

With UPVC SUDG door to the side of the property. Doorway to

REAR UTILITY ROOM

4'2" x 7'8" (1.28 x 2.34)

With light oak laminate wood strip flooring, radiator. Wall mounted gas condensing combination boiler for central heating and domestic hot water (new as of 2024). Light and power. Plumbing for a washing machine.



SEPARATE WC

With white suite consisting low level WC, radiator.

FIRST FLOOR LANDING

With two panelled radiators, wired in smoke alarm. Large loft access.

REAR BEDROOM ONE

11'3" x 12'0" (3.44 x 3.66)

With radiator, built in wardrobe over the stairs .



FRONT BEDROOM TWO

7'9" x 11'11" (2.37 x 3.65)

With radiator, built in wardrobe over the stairs.



FRONT BEDROOM THREE

6'1" x 9'1" (1.87 x 2.79)

With radiator.



REAR NURSERY/STUDY

5'4" x 4'9" (1.63 x 1.47)

With radiator.



REAR REFITTED BATHROOM

6'7" x 7'9" (2.02 x 2.37)

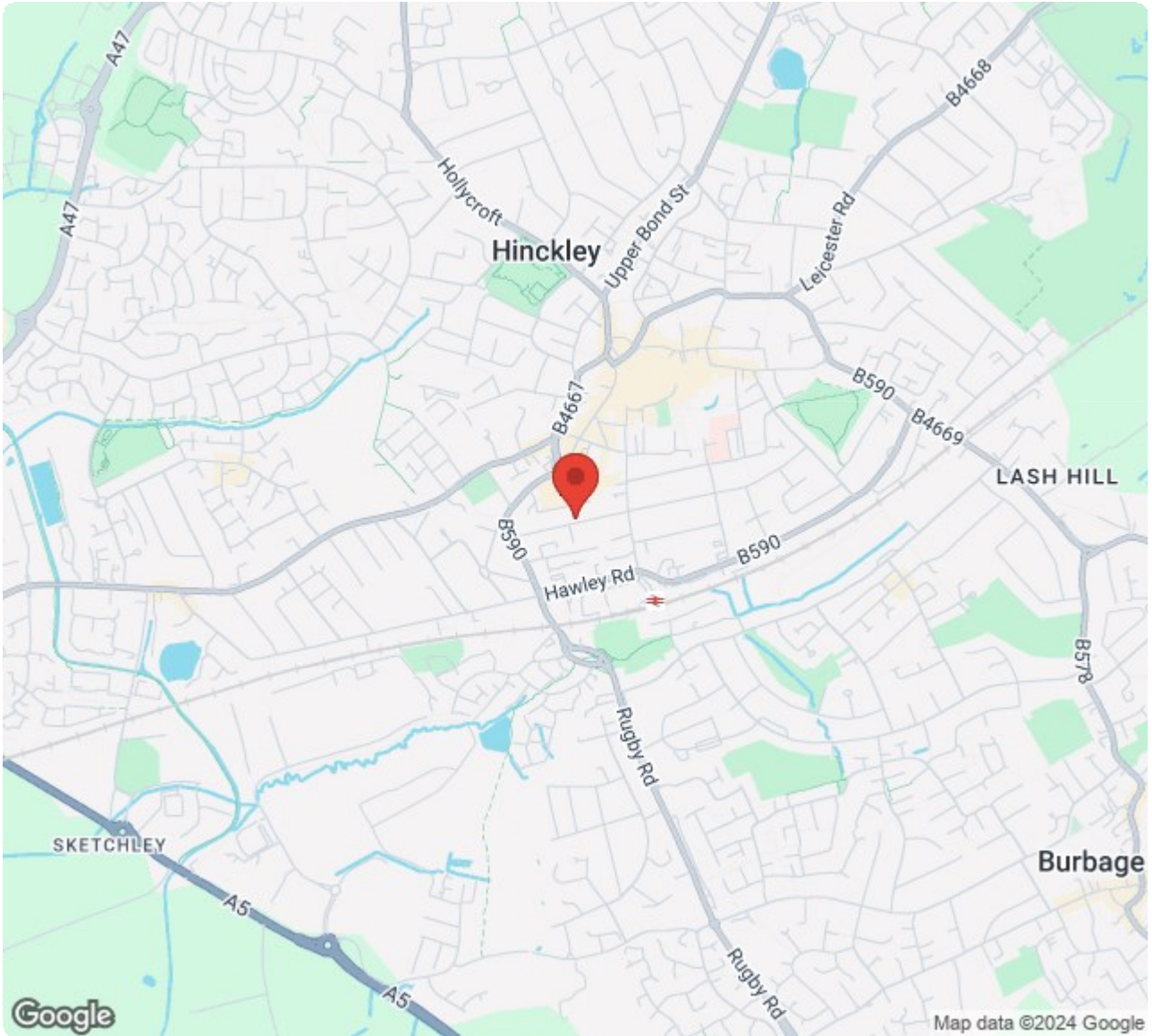
With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, vanity sink unit with white double cupboard beneath, low level WC. Contrasting tiled surrounds, radiator, grey oak laminate wood strip flooring.



OUTSIDE

The property is set back from the road, screened behind posts and rail fencing. The front garden is slabbed with a central bed, a covered side entry leads to the rear of the property, a timber gate offers access to the fenced and slabbed rear yard beyond which is the long fenced and enclosed rear garden which has a deep full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding beds. There is also a plum tree.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		4	
(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			
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