

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



53 NORTHFIELD ROAD, HINCKLEY, LE10 0LH

ASKING PRICE £230,000

No Chain. Attractive traditional, bay fronted semi detached family home on a good sized plot. Sought after and convenient location within walking distance of the town centre, The Crescent, Westfield Junior school, train and bus stations, doctors, dentists, parks, leisure centre and good access to major road links. Benefits from original panel interior doors, re-roofing, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, through lounge dining room and kitchen. Three good bedrooms, bathroom with shower and separate WC. Driveway, front and good sized sunny rear garden with shed and summerhouse. Contact agents to view. Carpets, curtains and light fittings included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Attractive white composite panel and SUDG front door to

ENTRANCE HALLWAY

With radiator. Thermostat for central heating system, dogleg stairway to first floor. Walk in under stairs storage cupboard beneath with quarry tile flooring, fitted shelving, also houses the meters with lighting. Original white panelled interior doors to

THROUGH LOUNGE DINING ROOM

11'0" x 24'10" (3.37 x 7.58)



REAR LOUNGE AREA

With feature full height brick fireplace incorporating a living flame coal effect gas fire, TV plinth to side alcove, radiator, TV aerial point. Coving to ceiling.



FRONT DINING AREA

With telephone point. Coving to ceiling.



REAR KITCHEN

10'5" x 8'9" (3.19 x 2.69)

With a range of medium oak fitted kitchen units consisting inset single drain stainless steel sink unit, cupboard beneath, further matching floor mounted cupboard units and four drawer unit. Contrasting roll edge working surfaces above with inset four ring gas hob unit, single oven with grill beneath. Integrated extractor hood above. Tiled splashbacks, further wall mounted cupboard units. Appliance recess points, Terazzo tiled flooring, radiator, UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With loft access, which is partially boarded with lighting.

FRONT BEDROOM ONE

10'11" x 11'11" (3.35 x 3.65)

With a range of fitted bedroom furniture consisting two double wardrobe units, bridge of cupboards above. Radiator.



REAR BEDROOM TWO

10'5" x 10'11" (3.20 x 3.35)

With airing cupboard housing the gas condensing boiler for central heating and domestic hot water (new as of 2022 still under warranty). Radiator. TV aerial lead.



REAR BEDROOM THREE

8'11" x 7'3" (2.72 x 2.22)

With radiator.

FRONT BATHROOM

5'11" x 5'11" (1.81 x 1.82)

With white suite consisting panelled bath, electric shower unit above. Pedestal wash hand basin, contrasting tiled surrounds. Radiator. Door to



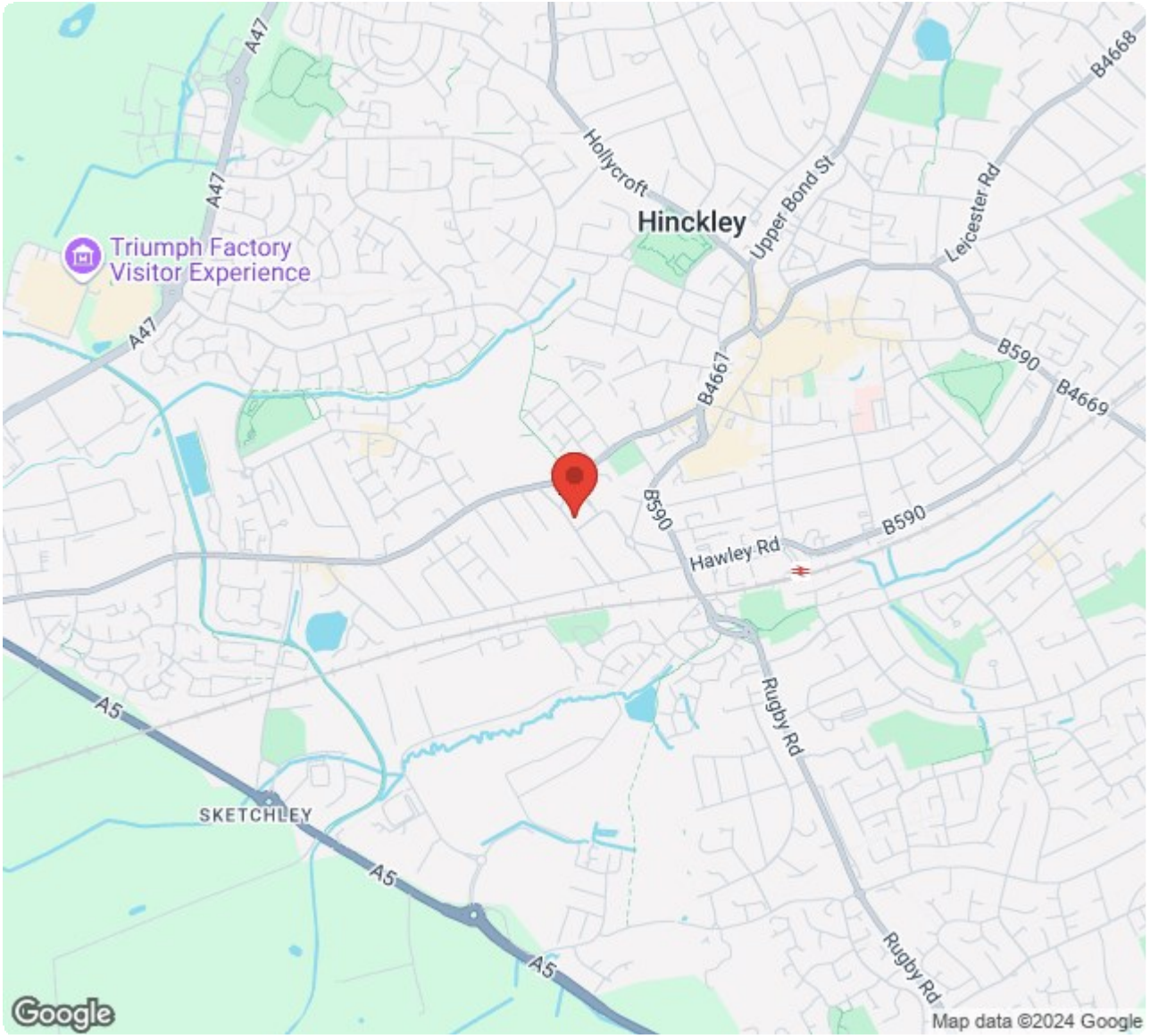
SEPARATE WC

With low level WC.

OUTSIDE

The property is set back from the road, screened behind a low brick retaining wall, the front garden is predominantly laid to lawn with surrounding beds. Tarmac driveway to side, a timber gate and slabbed pathway leads down the side of the property, there is an outside light to the side of the property and there is a tap to rear. Door leading to a brick built WC with low level WC and tap, with quarry tile flooring, beyond which is the large fenced and hedged rear garden, having a full width concrete patio adjacent to the rear of the property, beyond which the garden is mainly laid to lawn with surrounding beds. There is also a timber summerhouse, aluminium greenhouse and timber shed





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales <small>EU Directive 2002/91/EC</small>			
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 <small>EU Directive 2002/91/EC</small>			



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