

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 61 HIGHFIELDS ROAD, HINCKLEY, LE10 1UT

**£410,000**

Delightful extended and refurbished traditional bay fronted detached family home of character, on a large sunny plot. Sought after and convenient tree lined road within walking distance of the town centre, The Crescent, schools, train and bus stations, leisure centre, doctors, dentists, bars and restaurants. Easy access to major road links. Well presented including wooden flooring, spindle balustrades, original open fireplace, wood burning stove, refitted kitchen and bathrooms, gas central heating, UPVC SUDG and UPVC soffit and fascias. Spacious accommodation offers entrance porch, entrance hall, lounge, sitting room, family room, open plan dining kitchen, utility room and separate WC. Four double bedrooms (main with en suite shower room) and family bathroom. Driveway and large sunny rear garden with entertaining area. Viewing recommended. Contact agent to view.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

Attractive UPVC SUDG and coloured leaded front door to

## ENTRANCE PORCH

With grey oak finish laminate wood strip flooring, inset ceiling spotlights. Attractive white composite panelled door leads to

## ENTRANCE HALLWAY

With grey oak laminate wood strip flooring, radiator with surrounding ornamental radiator cover. Original coving to ceiling, stairway to first floor with white spindle balustrades. Door to useful under stairs storage cupboard with quarry tiled flooring, overhead lighting, also houses the meters. White wood panel and glazed door to



## FRONT LOUNGE

11'11" x 13'4" (3.65 x 4.07)

With original open fireplace having ornamental wood surrounds, raised tiled hearth and backing, original oak block flooring. Radiator. Original coving to ceiling, TV aerial point. Wood panel and glazed double door to



## REAR SITTING ROOM

11'10" x 13'2" (3.63 x 4.02)

With feature fireplace having ornamental wood surrounds, raised tile hearth and backing, incorporating a black cast iron wood burning stove. Original oak block flooring. Radiator, TV aerial point, original coving ceiling rose. UPVC SUDG doors lead to



### REAR FAMILY ROOM

14'7" x 10'2" (4.45 x 3.12)

With grey oak finish laminate wood strip flooring, inset ceiling spotlights and double glazed Velux window. UPVC SUDG French doors leading to the rear garden. Door to



### SEPARATE WC

With white suite consisting low level WC, vanity sink unit with gloss white double cupboard beneath. Tiled splashbacks, mirror fronted bathroom cabinet above. Grey oak finish laminate wood strip flooring.

### REFITTED L SHAPE OPEN PLAN LIVING/DINING/KITCHEN

17'3" max x 20'5" max (5.28 max x 6.24 max)

With a fashionable range of gloss white fitted kitchen units consisting inset black one and a half bowl single drainer resin sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting grey woodgrain working surfaces above with inset five ring ceramic hob unit, stainless steel chimney extractor hood above. Further matching range of wall mounted cupboard units, integrated double fan assisted oven with a grill, dishwasher. Grey ceramic tiled flooring. Radiator. Coving to ceiling. White wood panel and glazed door to



### FRONT UTILITY ROOM

7'10" x 4'2" (2.39 x 1.29)

With fitted roll edge working surface, wall mounted cupboard units, appliance recess points. Plumbing for automatic washing machine, grey ceramic tiled flooring. Extractor fan.

### FIRST FLOOR LANDING

With white spindle balustrades, original coving to ceiling, thermostat for central heating system. Large loft access with timber ladder for access. The loft is majority boarded with lighting. Original white panel interior doors to

### FRONT BEDROOM ONE

11'10" x 13'9" (3.61 x 4.20)

With feature original black Victorian cast iron fireplace, grey oak laminate wood strip flooring, radiator, original coving to ceiling.



### EN-SUITE SHOWER ROOM

6'1" x 7'1" (1.86 x 2.18)

With white suite consisting fully tiled shower cubicle, glazed shower door, vanity sink unit, double cupboard beneath. Low level WC, contrasting tiled surrounds. Grey oak laminate wood strip flooring. Heated towel rail.



### FRONT BEDROOM TWO

15'0" x 8'5" (4.59 x 2.57)

With two built in double slide robes in white, grey distressed oak finish laminate wood strip flooring. Radiator. Built in linen cupboard. Further built in storage cupboard. UPVC SUDG bay window to front.



### REAR BEDROOM THREE

13'2" x 10'1" (4.02 x 3.08)

With feature original black Victorian cast iron fireplace, grey oak finish laminate wood strip flooring. Radiator, original coving to ceiling.



### REAR BEDROOM FOUR

7'10" x 9'8" (2.40 x 2.97)

With radiator, original coving to ceiling.



## REAR BATHROOM

10'3" x 4'7" (3.13 x 1.41)

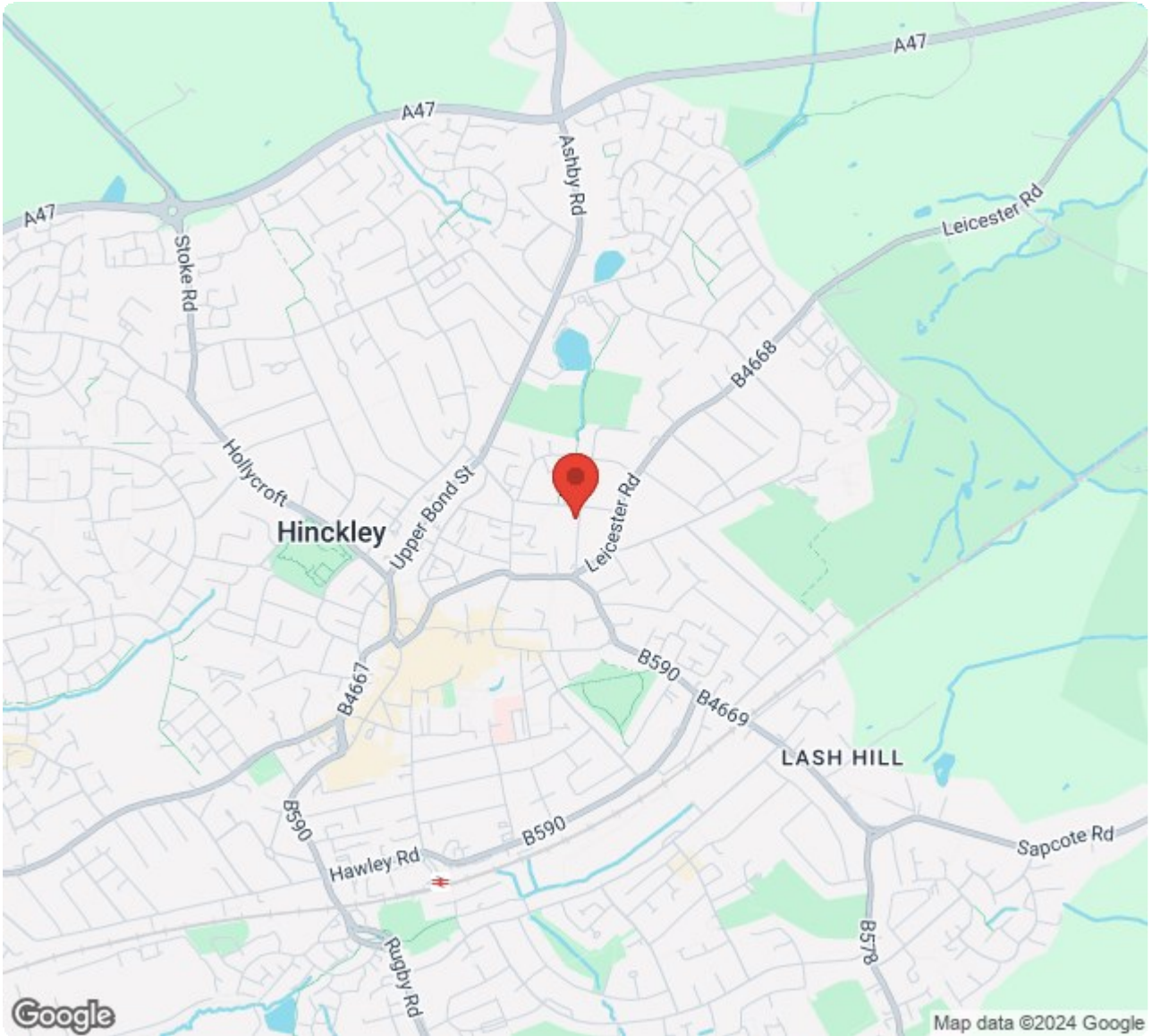
With Victorian style white suite consisting of a roll topped bath with claw feet, low level WC, pedestal wash hand basin. Contrasting grey tongue and groove wood panel surrounds. Radiator. Grey oak laminate wood strip flooring. inset ceiling spotlights. Extractor fan.



## OUTSIDE

The property is nicely situated set back from the road, screened behind original blue brick retaining wall. Slate chipping front forecourt with stone driveway to side. A slabbed pathway and timber gate lead to the large fully fenced and enclosed rear garden, which has a full width slate chipping and slabbed patio adjacent to the rear of the property edged by a retaining wall. Beyond which is a further timber decking area with pergola. Remainder of the garden is principally laid to lawn. Built in bar and shed to the top of the garden and fruit trees. The garden has a sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			72
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(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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