

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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51 THIRLMERE ROAD, HINCKLEY, LE10 0PE

OFFERS OVER £200,000

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, train and bus stations, Westfield Junior School, doctors, dentists, parks and with good access to the A5 and M69 Motorway. Well presented and much improved including oak panel interior doors, wooden and ceramic tiled flooring, feature fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge and dining kitchen. Three bedrooms and bathroom with shower. Hard standing to front and good size sunny rear garden with brick built WC and store. Contact agent to view. Carpets, cooker and shed included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

UPVC SUDG front door to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring, keypad for burglar alarm system and stairway to first floor. Solid oak and glazed panel door leads to:

FRONT LOUNGE

12'5" x 15'6" (3.79 x 4.73)

Feature fireplace having ornamental wood surround marble hearth and backing incorporating living flame coal effect gas fire. Oak finish laminate wood strip flooring, radiator with ornamental cover and TV aerial point. Solid oak panel and glazed door to:



FITTED DINING KITCHEN TO REAR

15'5" x 10'11" (4.71 x 3.34)

Dining area with grey ceramic tiled flooring, radiator, inset ceiling spotlights and UPVC SUDG door to rear garden. Kitchen fitted with a range of cream fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and drawers with contrasting black roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units with integrated extractor hood above. Appliance recess points, plumbing for automatic washing machine and electric cooker point. Electric cooker included. Ceramic tiled flooring. Wall mounted gas condensing combination boiler for central heating and domestic hot water. Inset ceiling spotlights.

FIRST FLOOR LANDING

White spindle balustrades.

FRONT BEDROOM ONE

9'6" x 15'5" (2.91 x 4.72)

Three radiators and coving to ceiling.



BEDROOM TWO TO REAR

10'11" x 9'5" (3.35 x 2.89)

Radiator and coving to ceiling.



BEDROOM THREE TO REAR

5'8" x 7'10" (1.73 x 2.39)

Radiator.



BATHROOM TO FRONT

5'8" x 5'6" (1.73 x 1.69)

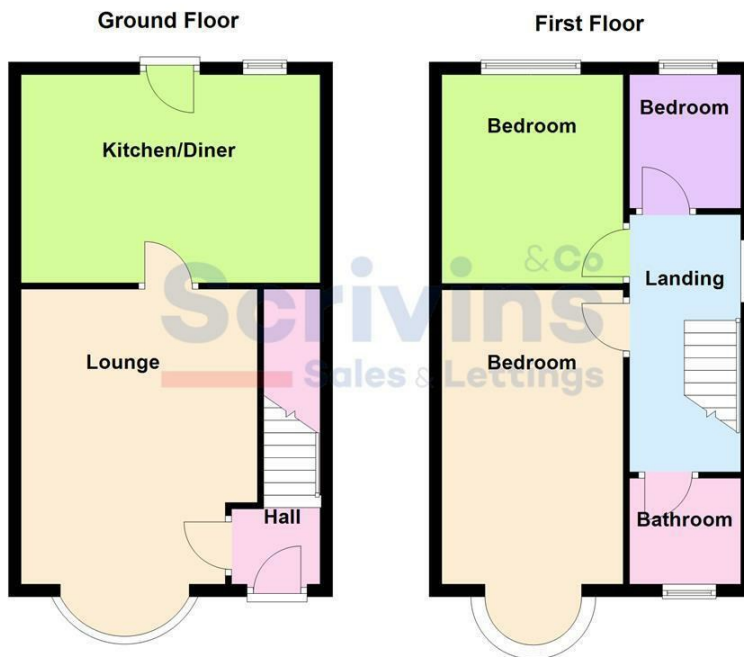
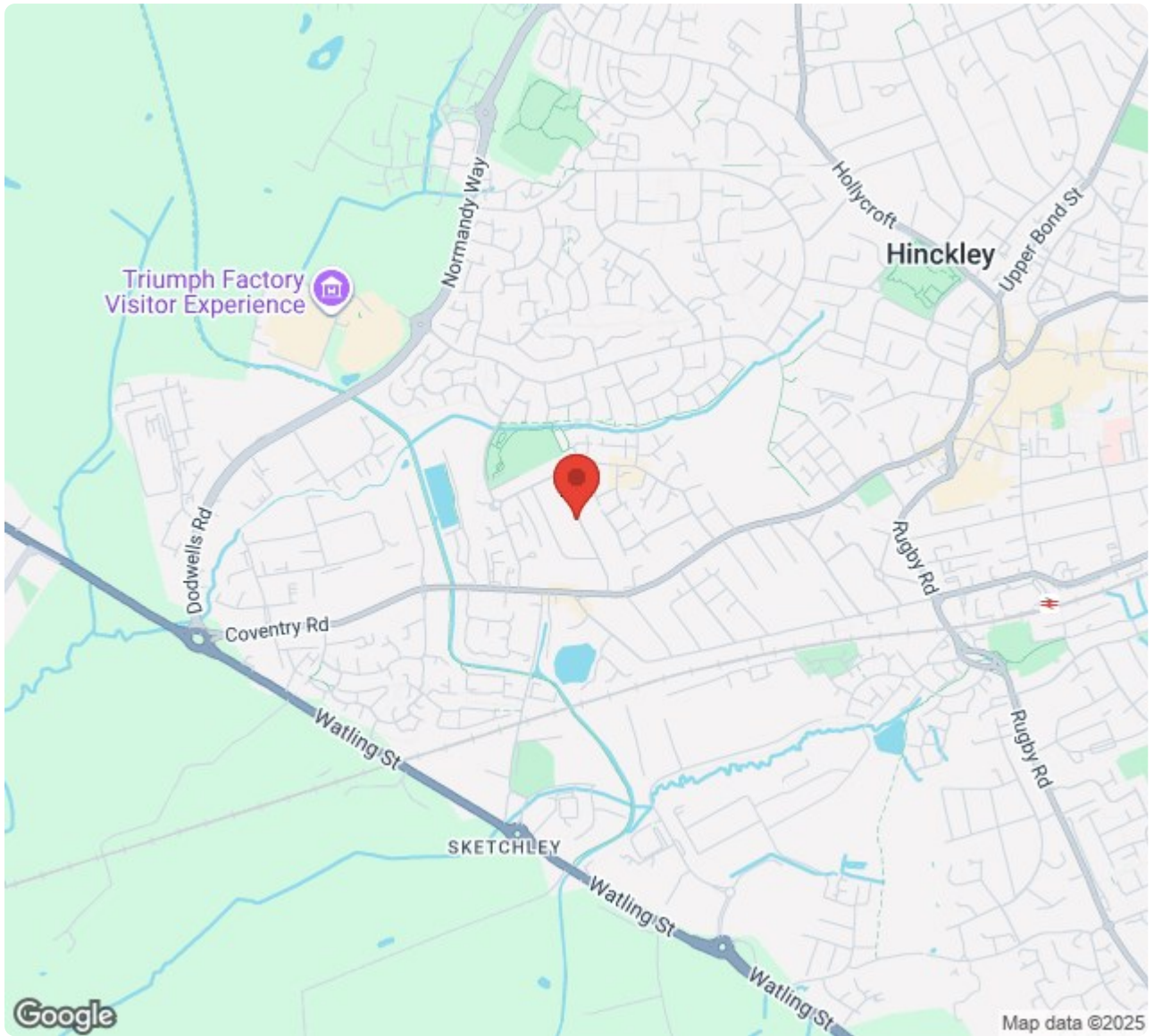
White suite consisting panelled bath with mixer tap and shower attachment above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds including the flooring, radiator, extractor fan and loft access.



OUTSIDE

The property is set back from the road having a full width slab and decorative stone hardstanding to front. A slab pathway and timber gate lead down the side of the property, to the large fully fenced and enclosed rear garden. Full width slabbed patio adjacent to the rear of the property where there is a brick built WC and storeroom. Beyond which the garden is principally laid to lawn. To the top of the garden is a metal shed. Outside light. The garden has a sunny aspect.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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