

# Scrivins & Co

## Sales & Lettings

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

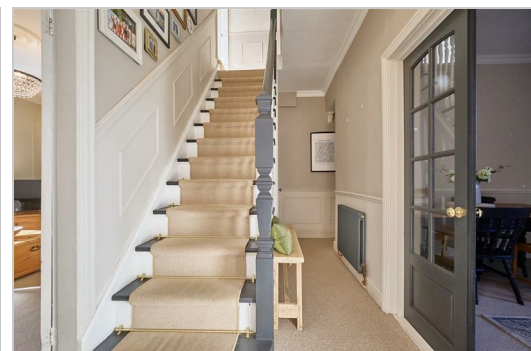
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**31 PRIESTHILLS ROAD, HINCKLEY, LE10 1AQ**

**ASKING PRICE £425,000**

Delightful extended vastly improved and refurbished traditional bay fronted Edwardian detached family home of character. Sought after and highly convenient tree lined road within walking distance of the town centre, the crescent, including shops, schools, within the Hastings High school catchment area, doctors, dentists, train and bus stations, leisure centre, restaurants, public houses and good access to, major road links. Immaculately presented with flair including original panelled doors, spotlights, alarm system, spindle balustrades, coving, feature fireplaces, newly fitted double glazed sash windows, refitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room, kitchen, breakfast room, separate WC and utility station. 3 double bedrooms and bathroom. Driveway to front, good sized rear garden with log cabin/ home office and shed. Viewing highly recommended. Carpets, curtains and blinds included.





## TENURE

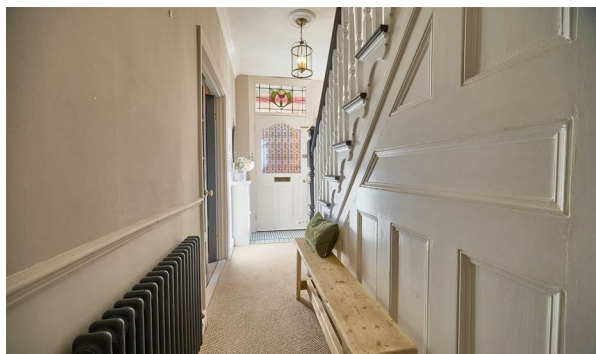
Freehold  
Council Tax Band D

## ACCOMMODATION

Open canopy porch with outside lighting, attractive original sage green wood panelled and coloured glazed front door with original coloured leaded glazing above to

## ENTRANCE HALLWAY

With ceramic tiled entrance, fitted electric meter cupboard, grey Victorian style radiator, wood panelled surrounds, majority of the power points and light switches are in antique brass, feature plaster detailing and coving to ceiling, original stairway to first floor with spindle balustrades, door to useful under stairs storage cupboard with lighting and houses the gas meters. Keypad for Burglar alarm system. Attractive original panelled interior door to



## FRONT LOUNGE

13'0" x 14'5" (3.97 x 4.40 )

With feature fireplace having ornamental white wooden surrounds, raised slate hearth and brick backing incorporating a black electric wood burning stove, matching large mirror above. Feature wood panelling on all walls in Egyptian cotton, original plaster coving and ceiling rose. Double panelled radiator, TV aerial point including Virgin Media. Wood panelled and glazed double doors to



## REAR DINING ROOM

12'7" x 12'2" (3.84 x 3.72 )

With feature fireplace having ornamental black surrounds, raised black marble hearth and tiled backing incorporating a living flame coal electric fire, radiator with surrounding ornamental radiator cover, coving and ornamental ceiling rose, UPVC SUDG French doors to rear garden. Oak panelled and glazed door leads to



### REAR REFITTED KITCHEN

9'2" x 15'10" (2.80 x 4.84)

With a fashionable range of cashmere fitted kitchen units with soft close doors consisting inset stainless steel sink unit, mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units including two three drawer and one two drawer units, contrasting quartz working surfaces above with inset four ring Bosh induction hob unit, black chimney extractor above, matching upstands and tiled splash backs. Further matching range of wall mounted cupboard units, integrated Bosch fan assisted oven with grill, fridge freezer and dishwasher. Amtico flooring with underfloor heating with individual digital thermostat, further cupboard housing the gas condensing combination boiler for the central heating and domestic hot water, radiator with surrounding ornamental radiator cover, inset ceiling spotlights and two matching wall lights. Feature archway leads to



### REAR BREAKFAST ROOM

6'2" x 8'4" (1.89 x 2.55)

With fitted oak breakfast bar, white Victorian style radiator. Amtico flooring with underfloor heating with individual digital thermostat, feature shaped picture window to side, further UPVC SUDG French doors leading to the rear garden with Georgian bars, oak panelled door leads to



### SEPARATE WC

With white suite consisting low level WC, vanity sink unit with cashmere double cupboard beneath, contrasting panelled surrounds in cashmere, two matching wall lights and a door to the



### UTILITY ROOM

With plumbing for automatic washing machine, light, power and extractor fan.

### FIRST FLOOR L SHAPED LANDING

With original white spindle balustrades, contrasting panelled surrounds, Victorian style radiator, inset ceiling spotlights, coving to ceiling, loft access with extending aluminium ladder for access which is boarded with lighting.



### REAR BEDROOM ONE

9'3" x 16'9" (2.83 x 5.11 )

With dado rail, coving to ceiling, radiator, TV aerial point for a wall mounted flat screen TV and inset ceiling spotlights.



### FRONT BEDROOM TWO

13'0" x 12'3" (3.97 x 3.75 )

With feature wood panelling in Egyptian Cotton to one wall, radiator and coving to ceiling.



### BEDROOM THREE

12'9" x 12'2" (3.89 x 3.72 )

With feature original cast iron Victorian open fireplace in green with tiled hearth, radiator, further fitted double wardrobe in white, coving and ornamental ceiling rose.



### REFITTED BATHROOM

5'8" x 6'7" (1.74 x 2.03 )

With white suite consisting L shaped panelled bath, main shower unit above, glazed shower screen to side, vanity sink unit with gloss white double cupboard beneath, low level WC, contrasting fully tiled surrounds, radiator with surrounding ornamental radiator cover, inset ceiling spotlights and extractor fan.

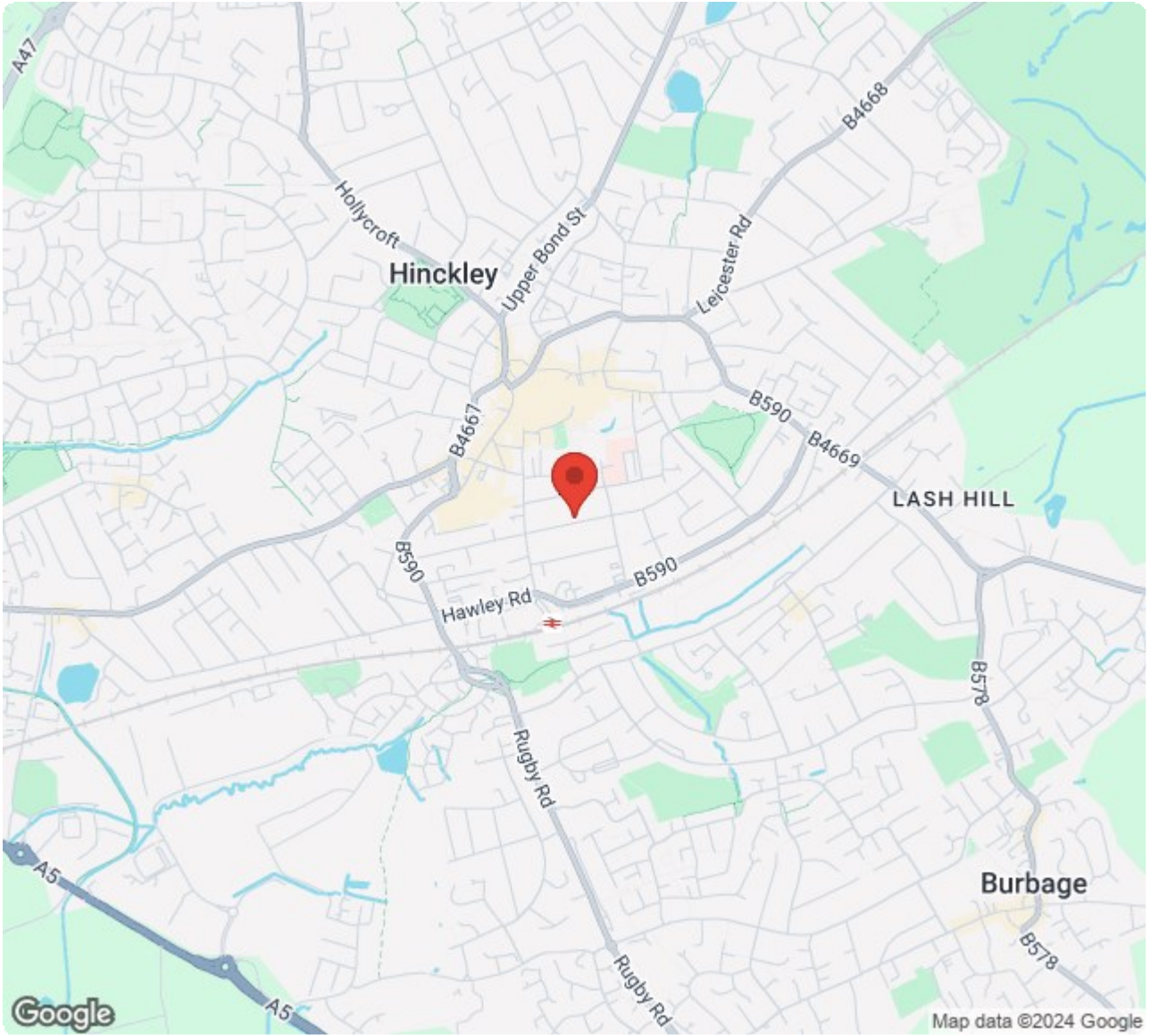


### OUTSIDE

The property is nicely situated, set back from the road having a block paved driveway to front. A slabbed pathway leads down the side of the property through timber gates to the good sized fully fenced and enclosed rear garden. Adjacent to the rear of the house is a L shaped decorative stoned patio with outside LED lighting and tap. Beyond which is a tiled retaining wall, and the garden is principally laid to lawn with further mellow stoned slabbed patio and surrounding well stocked beds and borders. To the top of the garden is a full width timber decking patio with surrounding rope balustrades, beyond which is a timber log cabin/ home office. (2.87m x 2.39m) With wood panelled and SUDG French doors to front, has light and power. There is also a timber shed.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) 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 <sub>2</sub> emissions			
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