

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

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204 COVENTRY ROAD, HINCKLEY, LE10 0NG

ASKING PRICE £250,000

Extended, vastly improved and refurbished traditional bay fronted semi-detached house. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentists, parks, train and bus stations, bars and restaurants and easy access to the A5 and M69 motorway. Immaculately presented including oak panelled interior doors, wooden/porcelain tiled flooring, coving, refitted kitchen and bathroom, fitted wardrobes, spotlights. Gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, lounge, dining kitchen with utility area and family room/study. Two double bedrooms and bathroom with shower. Wide driveway offering ample car parking. Well kept sunny rear garden with shed. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

UPVC SUDG front door with outside lighting to

ENTRANCE PORCH

With black and white ceramic tiled flooring with overhead lighting, further UPVC SUDG door to

ENTRANCE HALLWAY

With laminate wood strip flooring, radiator. Stairway to first floor. Attractive oak panel and glazed door leads to. Power points and light fitting in brushed chrome.

FRONT LOUNGE

12'8" x 13'3" (3.87 x 4.05)

With oak finish laminate wood strip flooring. Radiator. Coving to ceiling. TV and telephone points. Oak panel and glazed door leads to



REAR REFITTED DINING KITCHEN

11'1" x 15'6" (3.40 x 4.74)

with a fashionable range of white fitted kitchen units with soft close doors. consisting inset one and a half bowl single drainer white ceramic sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting solid oak working surfaces above with inset four ring stainless steel gas hob unit, double fan assisted oven with grill beneath. Stainless steel extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units. Coving to ceiling, Black porcelain flooring. LED kick panels.



REAR UTILITY AREA

7'7" x 10'9" (2.32 x 3.29)

With matching units from the kitchen consisting of a solid oak working surface, tiled splashbacks. Wall mounted cupboard units above. Appliance recess points. Plumbing for automatic washing machine and dishwasher. Matching breakfast bar, black porcelain and tiled flooring. Radiator. UPVC SUDG door to the rear garden with built in blinds.



SEPARATE WC

With refitted white low level WC, vanity sink unit above, oak finish laminate wood strip flooring. Contrasting tiled surrounds. Fitted meter cupboard. Oak and glazed door to

REAR FAMILY ROOM/STUDY

9'4" x 9'11" (2.86 x 3.03)

With black porcelain tiled flooring. Radiator. Two double glazed Velux windows in the roofline. Inset ceiling spotlights. TV and telephone points. UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING.

With coving to ceiling, loft access. Attractive white two panel interior doors to

FRONT BEDROOM ONE

13'5" x 12'9" (4.09 x 3.91)

With a range of fitted bedroom furniture consisting of a triple slide robe with white mirrored glazed doors to front. Radiator, inset ceiling spotlights. Power point and TV aerial point for flat screen TV.



REAR BEDROOM TWO

11'2" x 9'4" (3.41 x 2.86)

With radiator, power point and TV aerial point for wall mounted flat screen TV.



REAR REFITTED BATHROOM

6'1" x 8'0" (1.86 x 2.46)

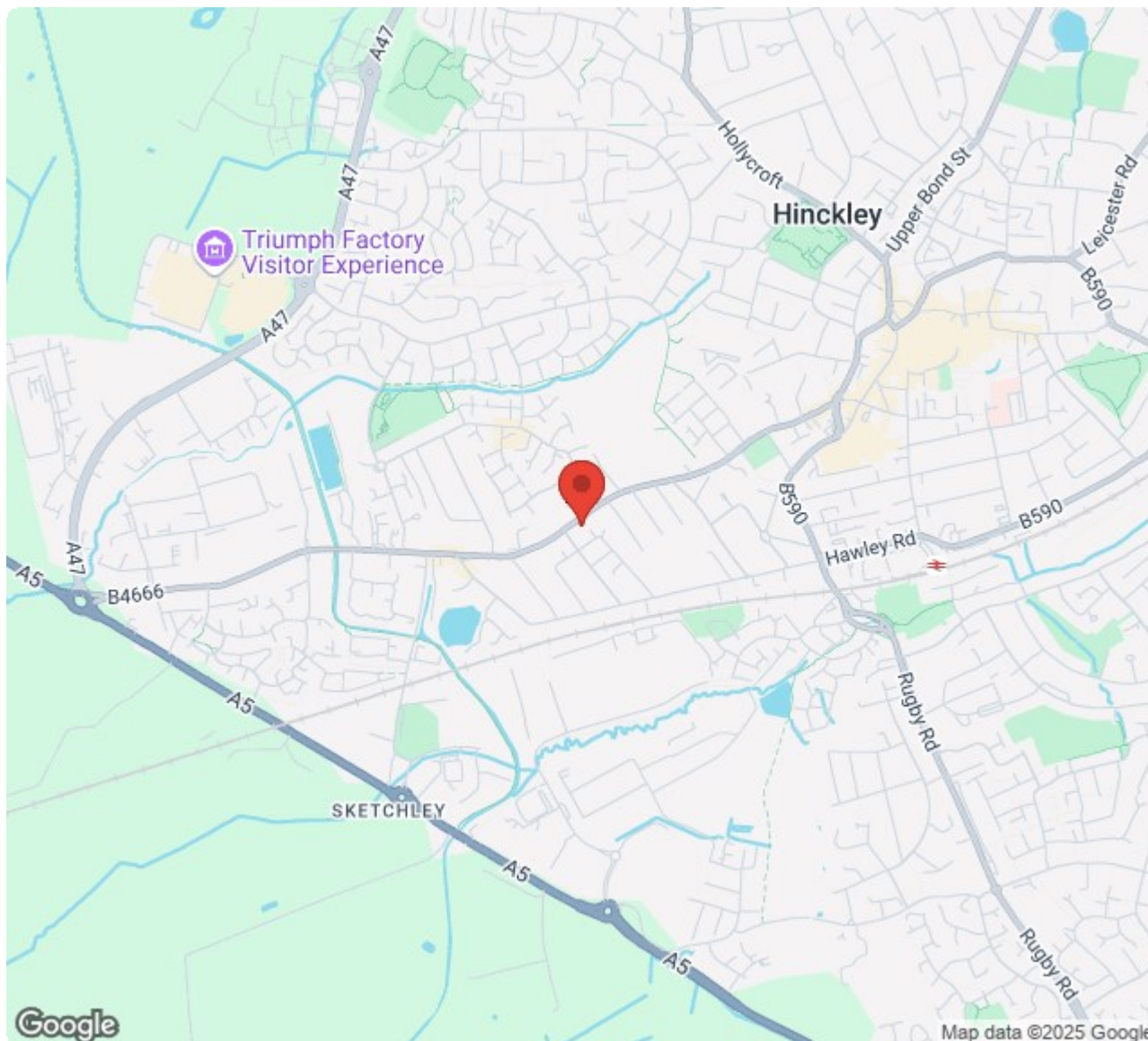
With white suite consisting panelled bath, main shower unit above, glazed shower screen to side. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Inset ceiling spotlights. Chrome heated towel rail. Door to airing cupboard housing the Vaillant gas combination boiler for central heating and domestic hot water.



OUTSIDE

The property is nicely situated set well back from the road, having a full width block paved driveway to front, a block paved pathway leads down the side of the property where there is an outside light, there is a fully fenced and enclosed rear garden with a sunny aspect. Having a full width slabbed patio adjacent to the rear of the property, with outside power points, cold water tap and lighting, beyond which the garden is principally laid to lawn. To the top of the garden there is a further full width patio with a timber shed with electric.

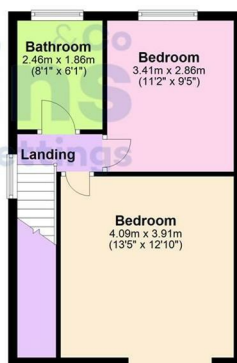




Ground Floor



First Floor



Total area: approx. 97.8 sq. metres (1052.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		
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