

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

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30 FOREST ROAD, HINCKLEY, LE10 1HB

OFFERS OVER £210,000

No Chain. Attractive traditional bay fronted semi-detached family home on a large sunny plot. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, leisure centre, parks and good access to major road links. In need of modernisation. Benefitting from gas central heating, UPVC SUDG, Accommodation offers, entrance porch, entrance hall, through lounge/dining room, kitchen, rear porch with brick built utility room/WC. Three bedrooms and bathroom. Hard standing to front and large sunny rear garden. Contact agents to view. Carpets, curtains and light fittings included.



TENURE

Freehold

Council Tax Band B

ACCOMMODATION

Open UPVC SUDG porch with Terazzo tiled flooring, Further UPVC SUDG front door to

ENTRANCE HALLWAY

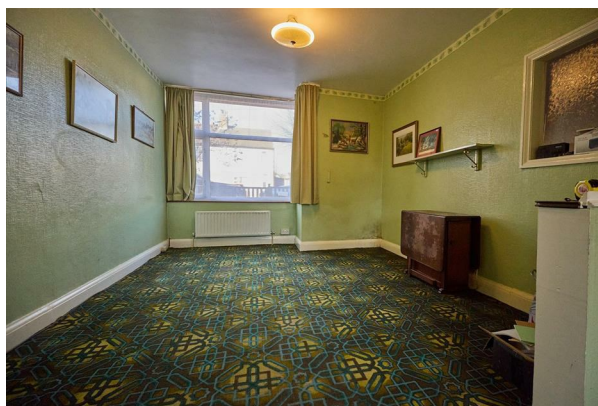
With single panelled radiator, wireless digital thermostat for the central heating system and domestic hot water. Original stairway to first floor with spindle balustrades. Useful under stairs storage cupboard beneath housing the meters, lighting, fitted shelving and quarry tiled flooring. Door to

THROUGH LOUNGE/DINING ROOM

11'5" x 26'10" (3.48 x 8.19)

Rear Lounge Area - With feature open fireplace having ornamental wood surrounds, raised marble hearth and backing, radiator.

Front Dining Area - With double panelled radiator.



REAR KITCHEN

9'2" x 7'1" (2.81 x 2.18)

With single drainer stainless steel sink unit, double base unit beneath, further floor mounted cupboard unit and three drawer unit, contrasting working surfaces above. Tiled splashbacks, further wall mounted cupboard units. Appliance recess points, gas cooker included, ceramic tiled flooring. Double panelled radiator. Valliant Gas condensing boiler for central heating and domestic hot water. UPVC SUDG door leads to a rear open porch.



OPEN PORCH

With timber door leads to a

BRICK BUILT WC/UTILITY ROOM

5'5" x 5'3" (1.67 x 1.61)

With white low level WC, fitted working surfaces, plumbing for automatic washing machine, light and power.

FIRST FLOOR LANDING

With original spindle balustrades, loft access.

FRONT BEDROOM ONE

13'8" x 11'9" (4.19 x 3.59)

With a range of fitted bedroom furniture consisting two double wardrobe units, dressing table to centre, cupboard above, chest of drawers. Radiator.



REAR BEDROOM TWO

10'5" x 12'11" (3.18 x 3.96)

With built in double wardrobe, radiator.



REAR BEDROOM THREE

7'1" x 9'3" (2.17 x 2.83)

With radiator.



FRONT BATHROOM

5'11" x 5'6" (1.81 x 1.68)

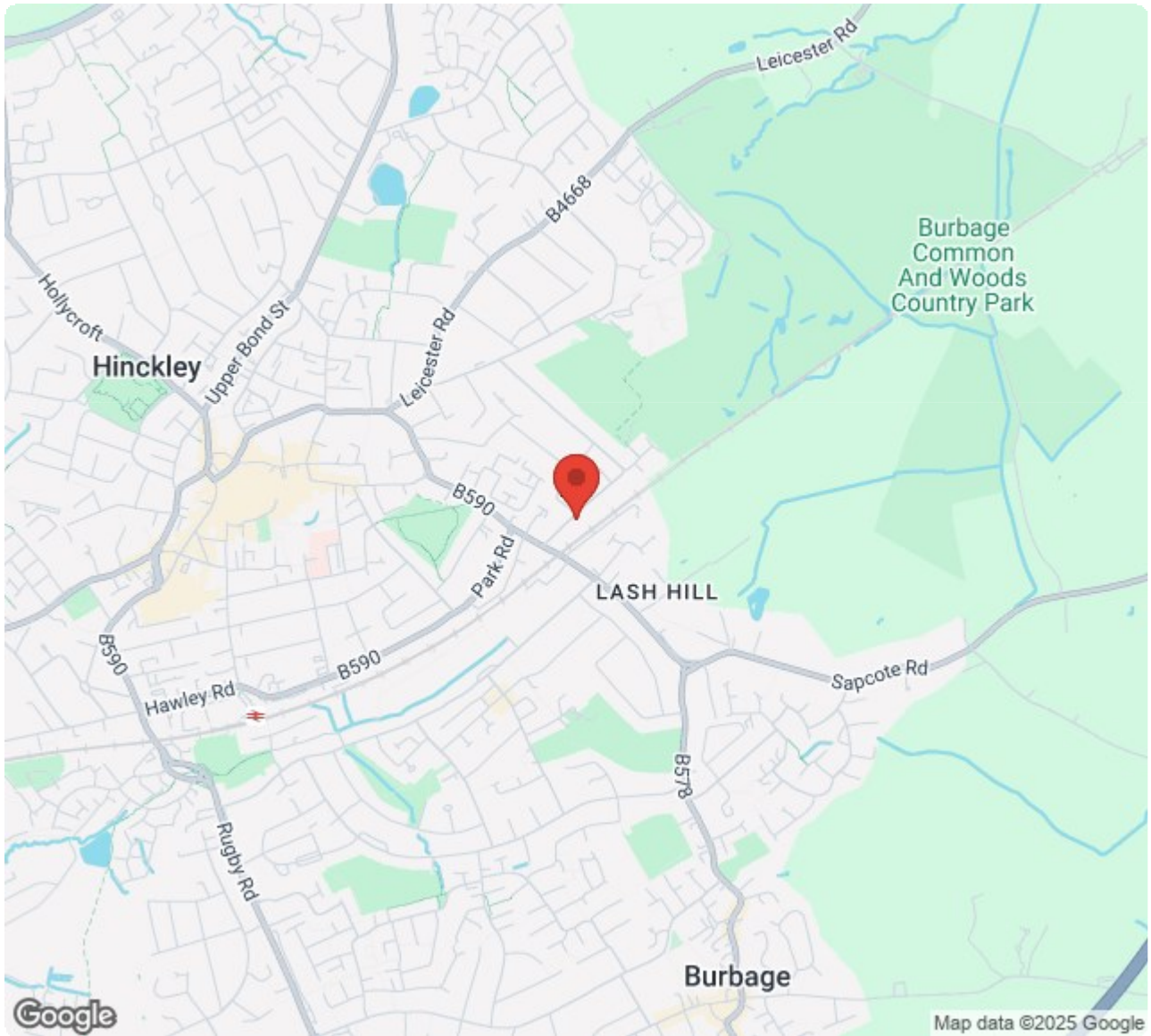
With white suite consisting panelled bath, electric shower unit above, pedestal wash hand basin, low level WC. Contrasting tiled surrounds. Radiator. Wall mounted mirror fronted bathroom cabinet. Wall mounted electric bar heater.



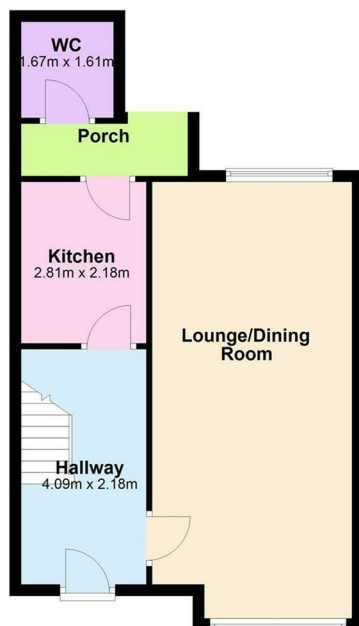
OUTSIDE

The property is set back from the road having a stone hard standing to front with bed to side, a slabbed pathway leads down the side of the property through timber gates to the long rear garden which has a slabbed patio adjacent to the rear of the property where there is a timber shed beyond which are well stocked beds, borders and rockery. A pathway leads to the top of the garden where there is an ornamental pond and a vegetable plot, greenhouse and shed. The garden has a sunny aspect.

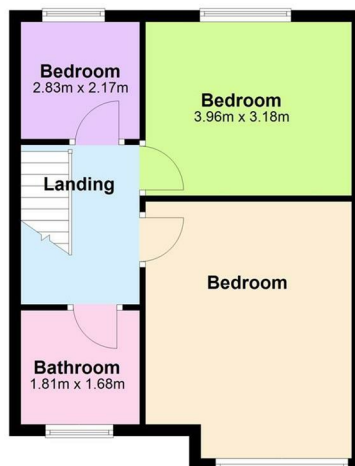




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(55-68) D		
(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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Not environmentally friendly - higher CO ₂ emissions		
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