

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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34 HILL STREET, HINCKLEY, LE10 1DT

£325,000

Extended, vastly improved and refurbished traditional family home on a large plot. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, bars, restaurants and good access to major road links. Immaculate, contemporary style interior, includes white panel interior doors, spindle balustrades, oak flooring, wood burning stove, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, lounge, open plan living dining kitchen and family room, utility room and separate WC. Three good bedrooms and bathroom, double driveway to double timber garage, front and large mature rear garden. Ample room to extend (STPP). Viewing recommended, carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B
EPC RATING - TBC

ACCOMMODATION

Open canopy porch with outside lighting. Attractive light grey composite and SUDG front door to:

ENTRANCE HALLWAY

Oak stripped flooring, radiator and Hive thermostat for central heating system. Stairway to first floor with white spindle balustrades and useful understairs storage cupboard beneath housing the meters. White six panel interior doors to:



FRONT LOUNGE

12'8" x 11'6" (3.87 x 3.51)

Feature fireplace having raised slate hearth and brick backing incorporating a black cast iron wood burning stove. Fitted display shelving to side alcove, radiator, feature full height exposed brick wall, two matching wall lights and TV aerial point. White wood panel and glazed door leads to:



OPEN PLAN REFITTED LIVING DINING KITCHEN TO REAR

18'2" x 13'1" (5.55 x 4.00)

Fashionable range of gloss cream fitted kitchen units with soft close doors consisting inset Belfast sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit with contrasting solid beech working surfaces above and tiled splashbacks. Inset five ring stainless steel gas hob unit, fan assisted oven with grill beneath and stainless steel chimney extractor above. On tall larder cupboard. Integrated dishwasher and wine cooler and wine rack. Matching central island unit and breakfast bar with three drawers beneath and solid beech top above with pop up sockets. Cold water feed for American style fridge freezer. Solid oak stripped flooring, radiator, inset ceiling spotlights and feature open fireplace with fitted white gloss double cupboard, book and display shelving to side alcove. Feature archway leads to:



FAMILY ROOM TO REAR

12'5" x 11'11" (3.81 x 3.65)

Oak stripped flooring, fashionable grey radiator, TV aerial point, inset ceiling spotlights and vaulted ceiling with two SUDG Velux windows. UPVC SUDG patio doors to the rear garden. UPVC SUDG door leading to the double garage.



UTILITY ROOM TO REAR

4'0" x 8'2" (1.22 x 2.51)

Range of fashionable light grey fitted units consisting of one double and one single floor mounted cupboard units with white granite working surface above. Matching wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine. Grey ceramic tiled flooring, vaulted ceiling with inset double glazed Velux window and ceiling spotlight. Door to:



REFITTED WC

White suite with low level WC and vanity sink unit with grey cupboard beneath. Grey ceramic tiled flooring and inset ceiling spotlight.



FIRST FLOOR LANDING

White spindle balustrade and large loft access with extending timber ladder (loft is partially boarded)

FRONT BEDROOM ONE

12'10" x 11'10" (3.93 x 3.63)

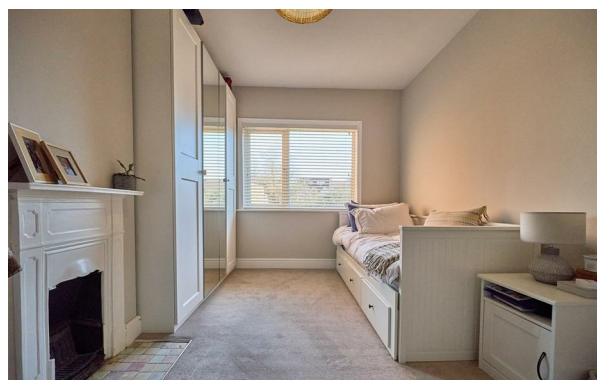
Feature original white cast iron open fireplace with tiled hearth. Original stripped pine flooring and fashionable vertical grey radiator.



REAR BEDROOM TWO

13'2" x 9'10" (4.02 x 3.00)

Feature original white cast iron open fireplace with tiled hearth. Range of bedroom furniture in white with mirror fronted doors included, consisting two double wardrobes. Radiator.



REAR BEDROOM THREE

8'0" x 9'7" (2.45 x 2.94)

Radiator.



REFITTED BATHROOM TO FRONT

7'0" x 6'2" (2.14 x 1.90)

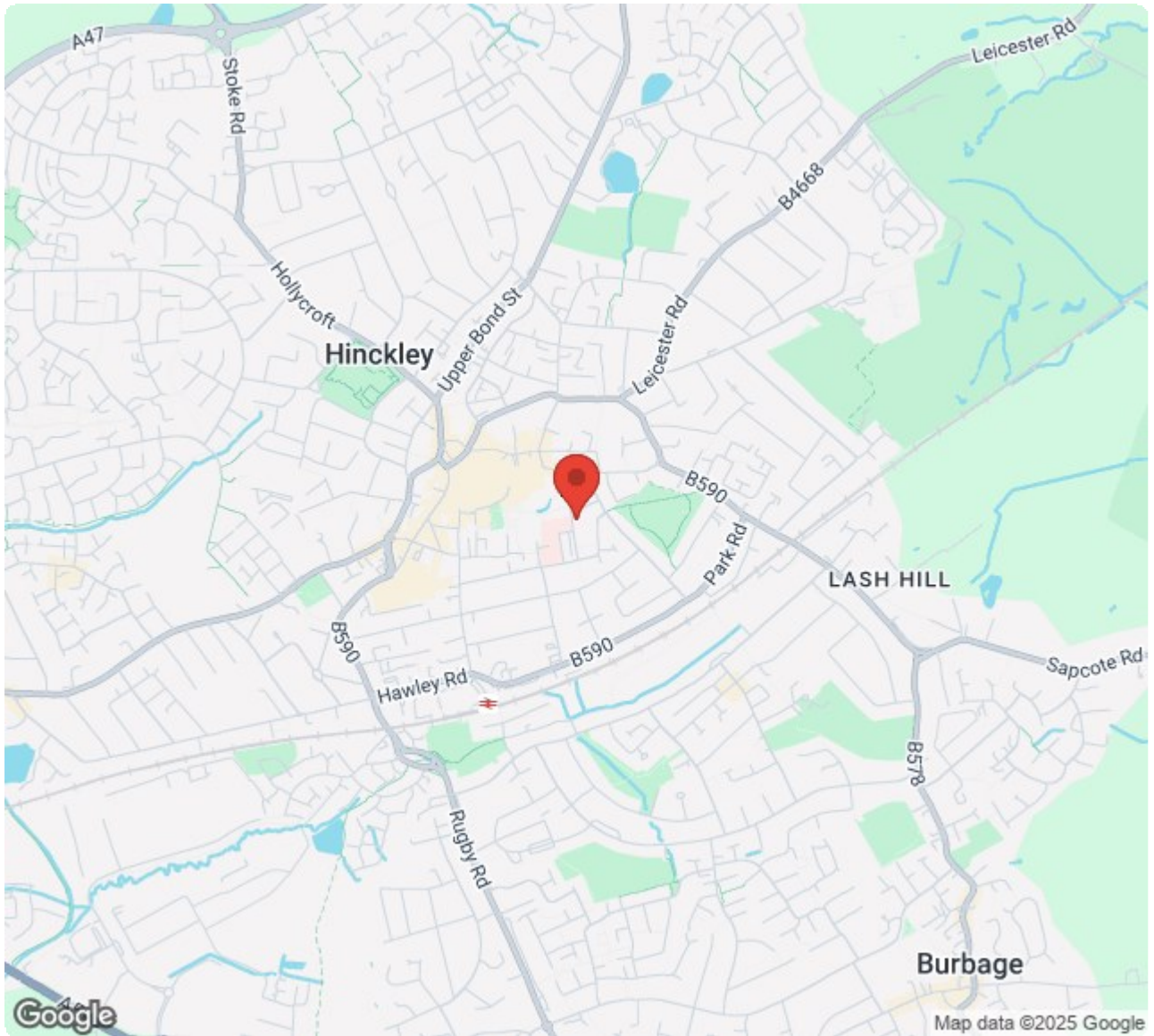
White suite consisting of a P shaped panelled bath with mains shower unit above and glazed shower screen to side, pedestal wash hand basin with low level WC. Contrasting tiled surrounds including the flooring, chrome heated towel rail and extractor fan.



OUTSIDE

The property is set back from the road, screened behind picket fencing. The front garden is laid with Astro Turf with surrounding mature hedging. To the side of the property is a double width slabbed driveway leading to a double timber garage 4.88m x 6.51m has light, power, two sets of double timber doors to the front and double timber doors to the rear leading through to a large mature rear garden enclosed with panel fencing and mature hedging. Having a full width slabbed and stone patio adjacent to the rear of the property, where there is a timber shed with light and power. Beyond which the garden is principally laid to lawn with central ornamental pond and timber decking patio with surrounding beds. Outside lighting and double power point.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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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