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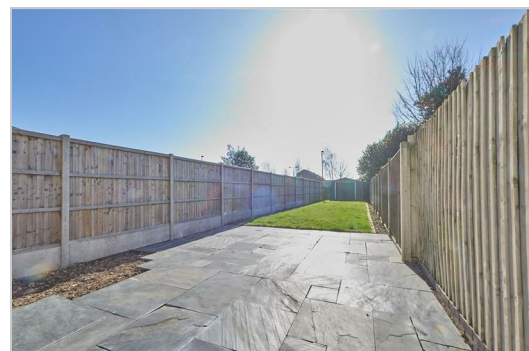


## 25 CLARENDON ROAD, HINCKLEY, LE10 0PJ

**OFFERS IN THE REGION OF £220,000**

No Chain. Outstanding, vastly improved and refurbished traditional bay fronted villa terraced house of character.

Sought after and highly convenient tree lined road within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, parks, leisure centre, bars and restaurants and good access to major road links. Immaculately presented with flare including white panel interior doors, wooden flooring, coving, feature Victorian style fireplaces, refitted kitchen and bathroom, spotlights, wired in smoke alarm, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room, kitchen with built in appliances with separate WC, landing with study area, two double bedrooms and bathroom with shower cubicle. Front and sunny rear garden with metal shed. Viewing highly recommended. Carpets included



**TENURE**  
FREEHOLD

## **ACCOMMODATION**

Attractive original wood panelled front door with coloured leaded glazed toplight above to

### **FRONT LOUNGE**

12'5" x 13'5" (3.80 x 4.10)

with feature Victorian style open fireplace having ornamental black wooden surrounds with raised black quarry tiled hearth. Ornamental black cast iron open fireplace with living flame coal effect electric fire. Gas point to side. Oak finish laminate wood strip flooring. Coving to ceiling. TV aerial point. Fashionable vertical radiator. All the power points and light switches are in chrome. Wood panelled and glazed door to



### **INNER LOBBY**

Door to useful understairs storage cupboard with lighting and shelving. Keypad for burglar alarm system. It also houses the electric meters.

### **REAR DINING ROOM**

12'5" x 12'1" (3.80 x 3.70)

with feature fireplace with raised tiled hearth. Oak finish laminate wood strip flooring. Fashionable granite radiator. Thermostat for central heating system. Wood and glazed door to



### **REFITTED KITCHEN TO REAR**

14'4" x 6'11" (4.38 x 2.12)

with a fashionable range of maple fitted kitchen units consisting inset stainless steel sink unit with mixer taps above and cupboards beneath. Further matching range of floor mounted cupboard units. Five and a three drawer unit. Contrasting walnut finish roll edged working surfaces above with inset four ring gas hob unit. Stainless steel chimney extractor above. Mosaic tiled splashbacks. Further matching range of wall mounted cupboard units including two display units with glazed doors. Gallery shelving. Integrated fan assisted oven with grill. Appliance recess points. Plumbing for automatic washing machine and dishwasher. Ceramic tiled flooring. Radiator. UPVC SUDG door to outside. Inset ceiling spotlights. Door to



### **REFITTED SEPARATE WC**

with white suite consisting low level WC. Wall mounted sink unit. Tiled splashbacks. Ceramic tiled flooring. Radiator. Extractor fan. Feature glass block window



### **FIRST FLOOR LANDING**

with single panelled radiator. Large loft access with extending aluminium ladder. The loft is partially boarded and has lighting. Wired in smoke alarm. Study area. Attractive white six panelled interior door to



### FRONT BEDROOM ONE

14'2" x 11'2" (4.34 x 3.41)

with feature original Victorian black cast iron fireplace. Arch topped alcove to side. Picture rail. Single panelled radiator. Built in wardrobe over the stairs.



### BEDROOM TWO TO REAR

12'3" x 11'2" (3.74 x 3.42)

with single panelled radiator. Feature arch topped alcove.



### REFITTED BATHROOM TO REAR

6'11" x 9'4" (2.13 x 2.85)

with white suite consisting double ended panelled bath with mixer taps above. Wall mounted sink unit. Low level WC. Fully tiled quadrant corner shower cubicle with glazed shower door. Ceramic tiled flooring, fashionable cream vertical radiator, inset ceiling spotlights, extractor fan and wall mounted mirror. Cupboard housing the gas condensing combination boiler (new as of 2013) with digital programmer.

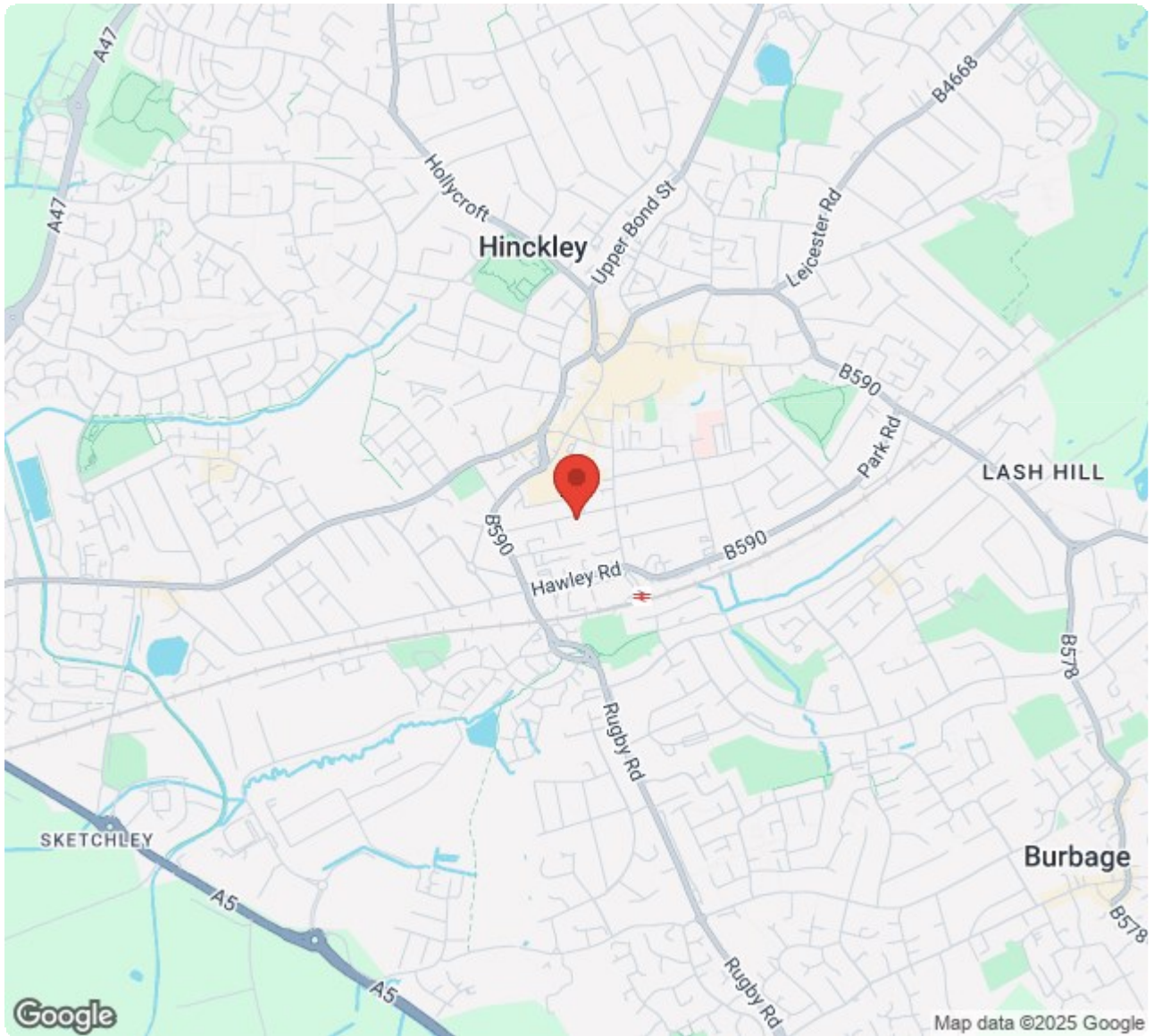


### OUTSIDE

The property is set back from the road, screened behind a low brick retaining wall. The front garden is in slate for easy maintenance. A covered shared side entry with light leads through a lockable timber gate to the long private fully fenced and enclosed sunny rear garden which has a deep full width slate patio adjacent to the rear of the property, beyond which the garden is mainly laid to lawn. To the top of the garden there is a metal shed. Outside tap, light and power point.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		57
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		46
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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