

Scrivins & Co

Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



115 PRIESTHILLS ROAD, HINCKLEY, LE10 1AH

ASKING PRICE £275,000

Extended, vastly improved and refurbished traditional bay fronted semi-detached family home of character on a good sized plot. 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, bars and restaurants and good access to major road links. Immaculately presented including original panelled interior doors, wooden /ceramic tiled flooring, spindle balustrades, picture rails, feature fireplaces, wood burning stove, refitted kitchen and bathroom. Alarm system, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, family room/dining room, lounge and breakfast kitchen. Three bedrooms and bathroom with shower. Well kept enclosed front and large rear garden with two sheds and log store. Viewing highly recommended, carpets and blinds included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

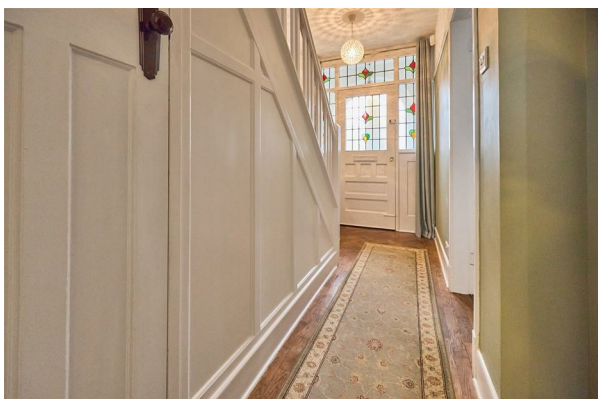
Attractive arch topped UPVC SUDG doors leading to

ENTRANCE PORCH

With original black and white tiled flooring, overhead lighting, attractive original green panelled and coloured leaded glazed front door with original surrounds to

ENTRANCE HALLWAY

With original oak blocked flooring, radiator, keypad for burglar alarm system, picture rail. Original stairway to first floor with white spindle balustrades. Door to useful under stairs storage cupboard housing the meters with lighting and the wall mounted gas condensing combination boiler for central heating and domestic hot water (7 years old approximately). Original white panelled interior door to



FRONT LOUNGE/DINING ROOM

11'10" x 12'0" (3.61 x 3.66)

With feature open Victorian style fireplace having ornamental wood surrounds, black cast iron ornamental open fireplace and tiled hearth, original strip pine flooring, radiator, coving to ceiling and ceiling rose. Made to measure shutters in the window.



REAR LOUNGE

13'3" x 11'2" (4.05 x 3.41)

With feature fireplace having raised slate hearth incorporating a cast iron wood burning stove, oak beam over. Fashionable grey vertical radiator to side alcove, TV aerial point, UPVC SUDG French doors leading to the rear garden.



REAR KITCHEN

18'2" x 7'1" max (5.55 x 2.16 max)

With a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset grey one and a half bowl single drainer resin sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units, two three drawer units. Contrasting grey slate finish working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath. Stainless steel chimney extractor above. Two tone tiled splashbacks, further matching range of wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine. Grey ceramic tiled flooring. Fashionable grey radiator. Voloed ceiling with inset double glazed Velux windows. Power points and light switches in chrome, some with USB points, UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, radiator, loft access.

REAR BEDROOM ONE

11'2" max x 13'3" (3.41 max x 4.04)

With radiator, original picture rail.



FRONT BEDROOM TWO

12'4" x 11'11" (3.78 x 3.65)

With radiator.



FRONT BEDROOM THREE

5'9" x 7'0" (1.76 x 2.14)

With radiator.



REAR REFITTED BATHROOM

8'10" x 7'7" (2.70 x 2.33)

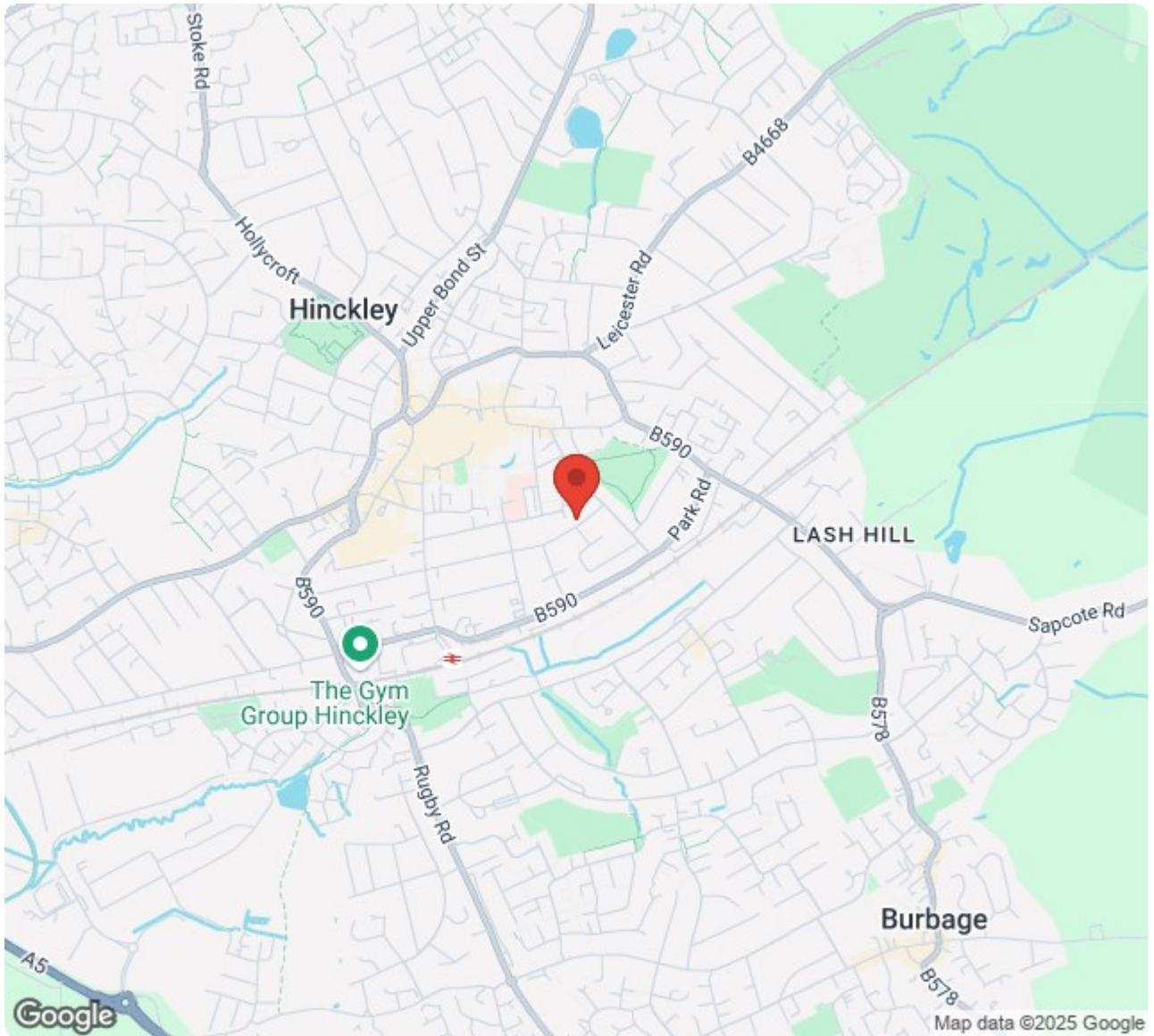
With white suite consisting of an L shaped panelled bath, shower unit above, glazed shower screen to side, vanity sink unit with gloss white drawers beneath, mirror fronted bathroom cabinet above. Low level WC, fashionable white vertical heated towel rail. Door to airing cupboard with gloss white doors to front. Inset ceiling spotlights, tiled surrounds including the flooring, wall mounted gloss fronted bathroom cabinet included, extractor fan.



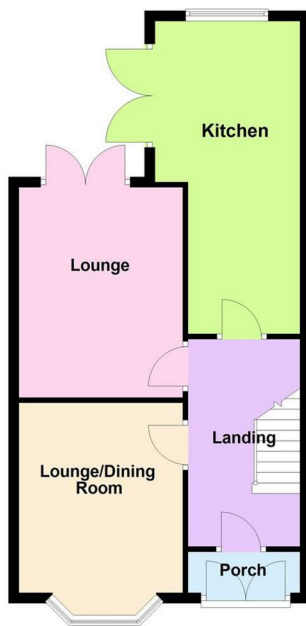
OUTSIDE

The property is set back from the road screened behind picket fencing, the front garden is principally stoned for easy maintenance with surrounding beds, a slabbed pathway and timber gate lead down the side of the property there is an outside tap to the good sized fully fenced and enclosed rear garden which has a deep slabbed and stoned patio adjacent to the rear of the property, there are raised beds, beyond which the garden is principally laid to lawn. To the top of the garden there are two timber sheds, there is also a timber log store.

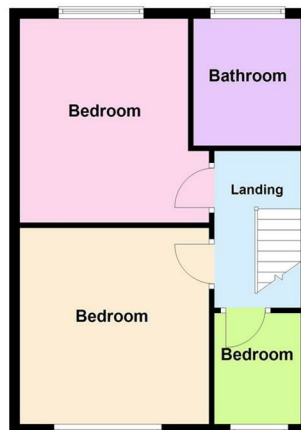




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	61
(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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
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