

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**84 ASHBY ROAD, HINCKLEY, LE10 1SN**

**£210,000**

NO CHAIN. Delightful traditional bay fronted home of character on a large plot. Sought after and highly convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, parks, leisure centre, Asda, bars and restaurants and with good access to major road links. Well presented and much improved including white panel interior doors, feature fireplace, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining kitchen and large UPVC SUDG conservatory/dining room. Two double bedrooms (both with fitted wardrobes) and bathroom with shower. Impressive driveway offers ample car parking. Well kept rear garden with two sheds. Viewing recommended. Carpets, curtains, blinds, light fittings, white goods and sheds included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B  
EPC RATING - D

**ACCOMMODATION**

Canopy porch with UPVC SUDG and leaded front door to:

**ENTRANCE HALLWAY**

Stairway to first floor and single panel radiator. Attractive white panel interior doors to:

**LOUNGE TO FRONT**

13'4" x 11'10" (4.08 x 3.63)

Feature contemporary fireplace having raised marble hearth and backing incorporating living flame pebble effect electric fire. Fitted built in double storage cupboard in white to side alcove. Radiator with surrounding ornamental radiator cover. TV aerial point.



**FITTED DINING KITCHEN TO REAR**

15'3" x 8'9" (4.65 x 2.67)

Range of fashionable gloss cream and gloss black fitted kitchen units consisting inset black single drainer resin sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting solid wood butchers block working surfaces over and tiled splashbacks. Further matching wall mounted cupboard units. Stainless steel chimney extractor hood. Integrated fridge freezer, plumbing for automatic washing machine and gas cooker point (appliances included) Oak finish laminate wood strip flooring, LED kick panel lighting, radiator with surrounding ornamental cover and door to useful understairs storage cupboard/pantry with fitted shelving and housing the meters with double power point and light. UPVC SUDG door leads to:



**UPVC SUDG CONSERVATORY/DINING ROOM TO REAR**

13'3" x 9'7" (4.04 x 2.94)

Oak finish laminate wood strip flooring, two double power points, three wall lights and ceiling mounted fan light. Conservatory blinds included. UPVC SUDG door to side and UPVC SUDG French doors to rear garden.



**FIRST FLOOR LANDING**

Loft access.

**FRONT BEDROOM ONE**

9'11" x 10'8" (3.03 x 3.26)

Built in double and single wardrobes and further walk in airing cupboard/storage cupboard over the stairs housing wall mounted gas condensing combination boiler for central heating and domestic hot water. Radiator, TV aerial point and coving to ceiling



## **BEDROOM TWO TO REAR**

10'11" x 8'8" (3.34 x 2.65)

Two built in full height double wardrobes in pine and fitted display and book shelving to side alcove. Radiator.



## **BATHROOM TO REAR**

6'2" x 7'2" (1.88 x 2.19)

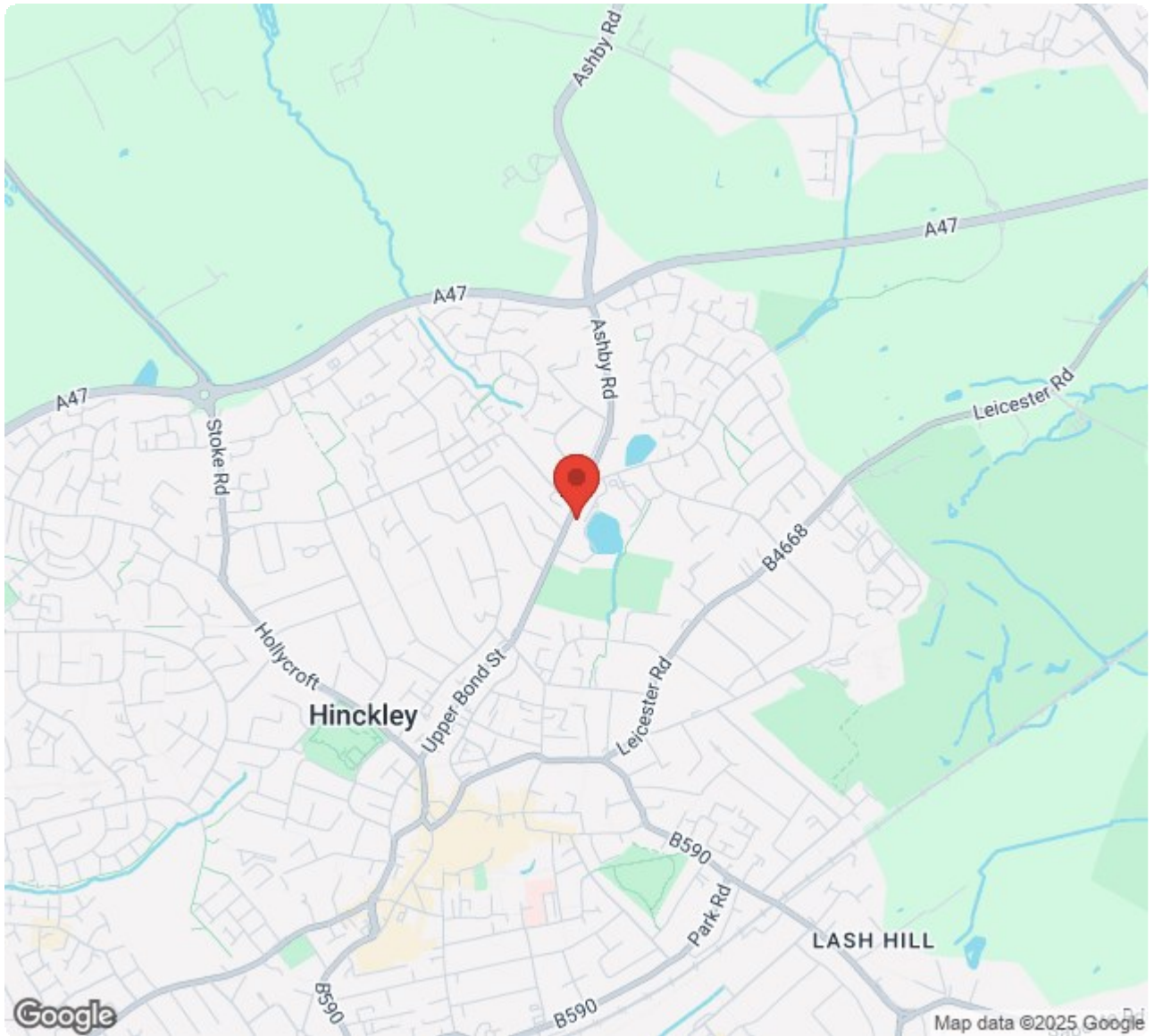
White suite consisting panelled bath with electric shower above and glazed shower screen to side, vanity sink unit with gloss white double cupboard beneath, shelving, mirror and shaver light above and low level WC. Contrasting tiled surrounds, chrome heated towel rail.



## **OUTSIDE**

The property is nicely situated, set well back from the road with full width decorative stone and block paved driveway to front offering ample car parking. Timber gate and pathway lead to the rear garden enclosed by panel fencing and mature hedging. Slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. To the top of the garden is a further slabbed patio with surrounding beds and two sheds with light and power. Open aspect to rear.





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		
(55-68) D	61	
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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