

# Scrivins & Co

## Sales & Lettings

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

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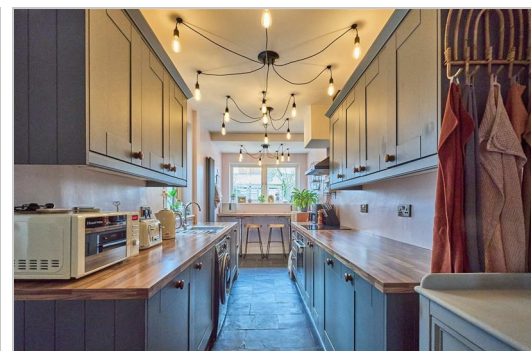
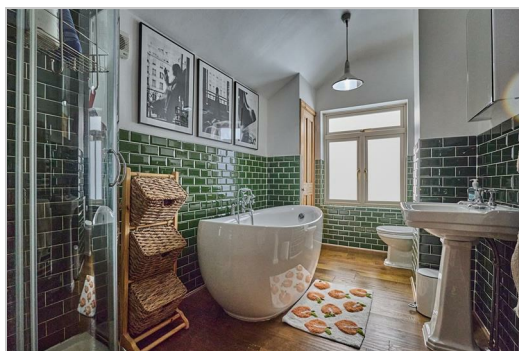


**57 HIGHFIELDS ROAD, HINCKLEY, LE10 1UT**

**OFFERS OVER £220,000**

Delightful, vastly improved and sympathetically refurbished traditional bay fronted terraced villa 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 flair including including panelled interior doors, coving, wooden/slate tiled flooring, wood burning stove, gas central heating and SUDG. Spacious accommodation offers lounge, open plan living dining kitchen, two double bedrooms and bathroom with shower cubicle. Front and long hard landscaped sunny rear garden with shed. Viewing highly recommended. Carpets and shutters included.





## TENURE

Freehold  
Council Tax Band A  
EPC Rating D

## ACCOMMODATION

Attractive Sage green panelled and coloured glazed front door with lighting to



## FRONT LOUNGE

11'11" x 13'8" (3.65 x 4.18)

With feature fireplace having ornamental white wooden surrounds and over mantle, raised flagstone hearth incorporating a black cast iron multi fuel stove. Oak finish laminate wood strip flooring, fashionable grey vertical radiator. Coving to ceiling, made to measure shutters in the windows, power points and light switches are in brushed chrome, feature archway to



## INNER LOBBY

With slate tiled flooring, built in floor to ceiling storage cupboards and useful under stairs storage cupboard housing the meters. Feature archway to

## REAR REFITTED OPEN PLAN LIVING/DINING/KITCHEN

11'11" max x 29'0" max (3.64 max x 8.85 max)



## LIVING/DINING AREA

With slate tiled flooring, fashionable vertical grey radiator, UPVC SUDG French doors leading to the rear garden, stairway to first floor.



## REFITTED BREAKFAST KITCHEN

With a fashionable range of grey fitted kitchen units consisting inset single drainer sink unit, mixer taps above, cupboard beneath. Further matching range of wall mounted cupboard units and three drawer unit, contrasting walnut finish working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath. Black chimney extractor above. Appliance recess points, plumbing for automatic washing machine. Slate tiled flooring, breakfast bar, fashionable grey vertical radiator.



## FIRST FLOOR LANDING

With loft access with extending aluminium ladder for access, the loft is fully boarded. Pine and etched glazed door leads to



### FRONT BEDROOM ONE

11'5" x 11'8" (3.49 x 3.58)

With feature display fireplace, radiator. Dressing area with vanity unit.



### REAR BEDROOM TWO

8'11" x 12'4" (2.72 x 3.76)

With built in storage cupboard over the stairs with fitted shelving. Radiator with ornamental radiator cover.



## REAR REFITTED BATHROOM

12'3" x 6'11" (3.75 x 2.13)

With Victorian style suite in white consisting of a freestanding bath, mixer tap and shower attachment above, fully tiled quadrant corner shower cubicle with glazed shower doors and range shower and handheld shower above. Pedestal wash hand basin with mirror fronted bathroom cabinet above, low level WC, contrasting tiled surrounds. Oak finish laminate wood strip flooring, chrome heated towel rail and extractor fan.

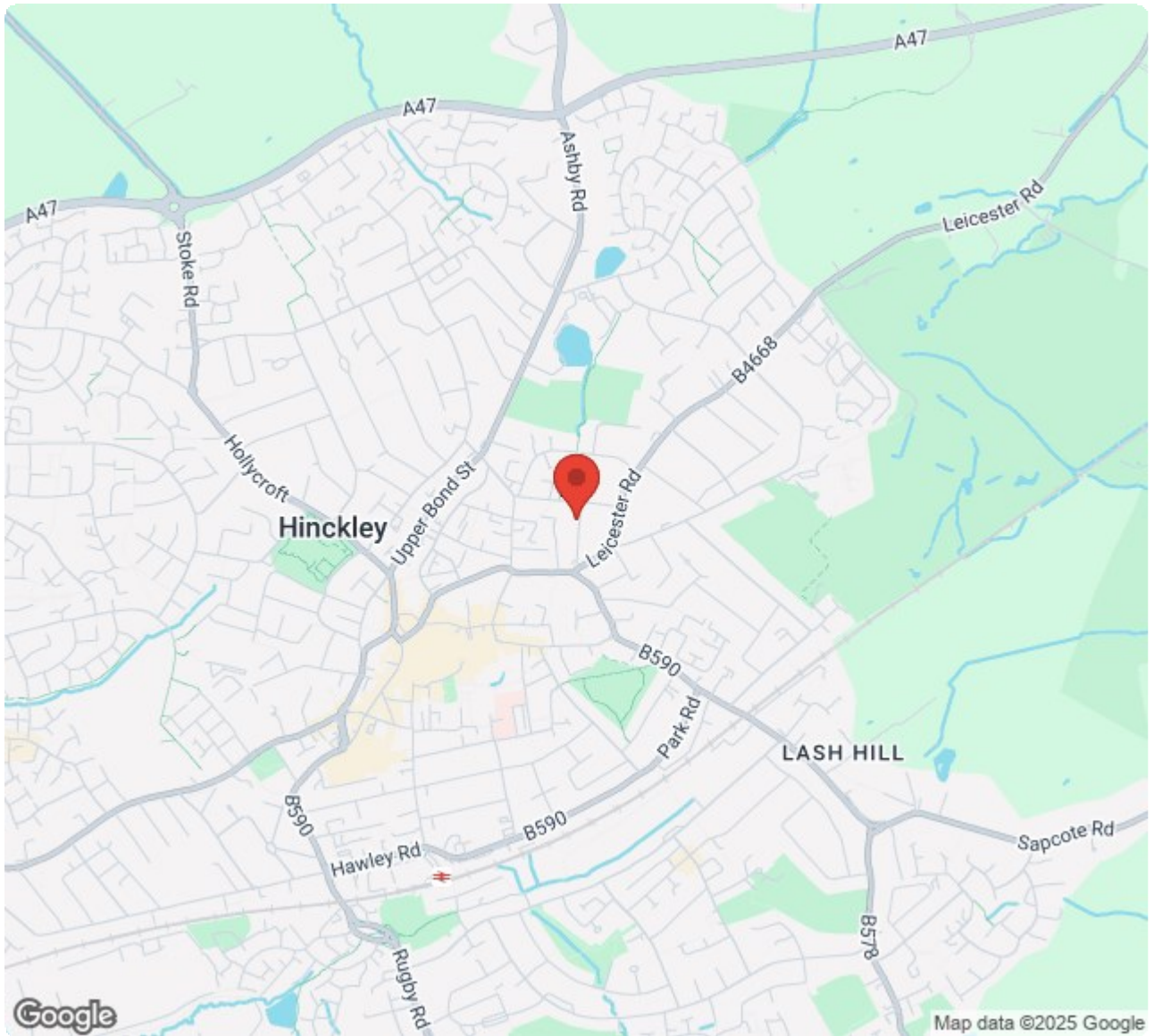


## OUTSIDE

The property is nicely situated set back from the road screened behind ornamental wrought iron railings, the front garden is in decorative stones and slabbed pathway leading to the front door, a shared covered side entry leads through timber gates to the private long rear garden surrounded by mature hedging and contemporary timber flat fencing. Adjacent to the rear of the house is the original blue brick paved rear yard and patio adjacent to the rear of the house, beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders, a stone pathway leads to the top of the garden where there is a full width timber decking patio and pergola. A further paved area with a timber shed, outside tap and the garden has a sunny aspect.









Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92-plus) <b>A</b></div></div>			<div><div></div><div><b>79</b></div></div>
<div><div></div><div>(81-91) <b>B</b></div></div>			
<div><div></div><div>(69-80) <b>C</b></div></div>			
<div><div></div><div>(55-68) <b>D</b></div></div>		<div><div></div><div><b>56</b></div></div>	
<div><div></div><div>(39-54) <b>E</b></div></div>			
<div><div></div><div>(21-38) <b>F</b></div></div>			
<div><div></div><div>(1-20) <b>G</b></div></div>			
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			
<div><div></div><div>(92-plus) <b>A</b></div></div>			
<div><div></div><div>(81-91) <b>B</b></div></div>			
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