

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

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19 LEICESTER ROAD, HINCKLEY, LE10 1LW

OFFERS OVER £325,000

NO CHAIN! Spacious three bedroom semi detached home on an advantageous plot with room for development or extension (STPP). An impressive frontage of approximately 56ft. Popular and convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentist, Leisure Centre, bus and train station, parks and good access to major road links. In need of some updating benefiting from gas central heating, UPVC SUDG and feature gas fire. Offering entrance porch, entrance hallway, lounge, dining room, kitchen, rear porch, separate WC and brick store. 3 good sized bedrooms and family bathroom. Long driveway to front leading to a single garage and carport. Extensive front and rear gardens. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B
EPC Rating TBC

ACCOMMODATION

UPVC SUDG front door leading to

ENTRANCE PORCH

With a further UPVC SUDG leading to

ENTRANCE HALLWAY

With single panelled radiator and stairway to first floor. Wooden and glazed interior door leads to

FRONT LOUNGE

13'4" x 13'1" (4.08 x 4.01)

With TV aerial point, single panelled radiator, feature gas fireplace built into the wall, cupboard to side alcove. Double wooden and glazed interior doors to



REAR DINING ROOM

10'7" x 10'0" (3.23 x 3.07)

With UPVC SUDG sliding patio doors to the rear garden, single panelled radiator.



REAR KITCHEN

12'1" x 12'0" max (3.69 x 3.66 max)

With a range of floor standing fitted kitchen units and drawers with roll edge working surface above, stainless steel drainer sink unit, integrated gas oven, gas hob and extractor hood above. A further range of matching wall cupboard units. White cupboard doors offer access to a tall larder cupboard and a white wooden interior door leads to the pantry which has shelving and houses the fridge. Tiled flooring and smoke alarm. Wooden and glazed interior doorto



REAR PORCH

With a UPVC SUDG door leading to the rear garden. A wooden door leads to the

SEPARATE WC

2'8" x 5'0" (0.82 x 1.54)

With low level WC.

BRICK STORE ROOM

3'10" x 5'1" (1.18 x 1.55)

With tiled flooring, currently houses the washing machine.

FIRST FLOOR LANDING

With loft access. A white wooden interior door leading to

REAR BEDROOM ONE

10'0" x 13'4" (3.07 x 4.08)

With single panelled radiator. Door to a storage cupboard which houses the Worcester gas combination boiler for central heating and domestic hot water and also has shelving.



FRONT BEDROOM TWO

13'1" x 8'8" (4.01 x 2.65)

With a range of fitted wardrobe units consisting of three double wardrobes with cupboards above, single panelled radiator.



FRONT BEDROOM THREE

8'11" max x 10'0" max (2.72 max x 3.05 max)

With single panelled radiator.



REAR BATHROOM

6'1" x 5'5" (1.87 x 1.66)

With a panelled bath with mixer tap and shower attachment above, glazed shower screen to side. Vanity sink unit with double cupboard beneath and low level WC. Single panelled radiator and fully tiled surrounds.



OUTSIDE

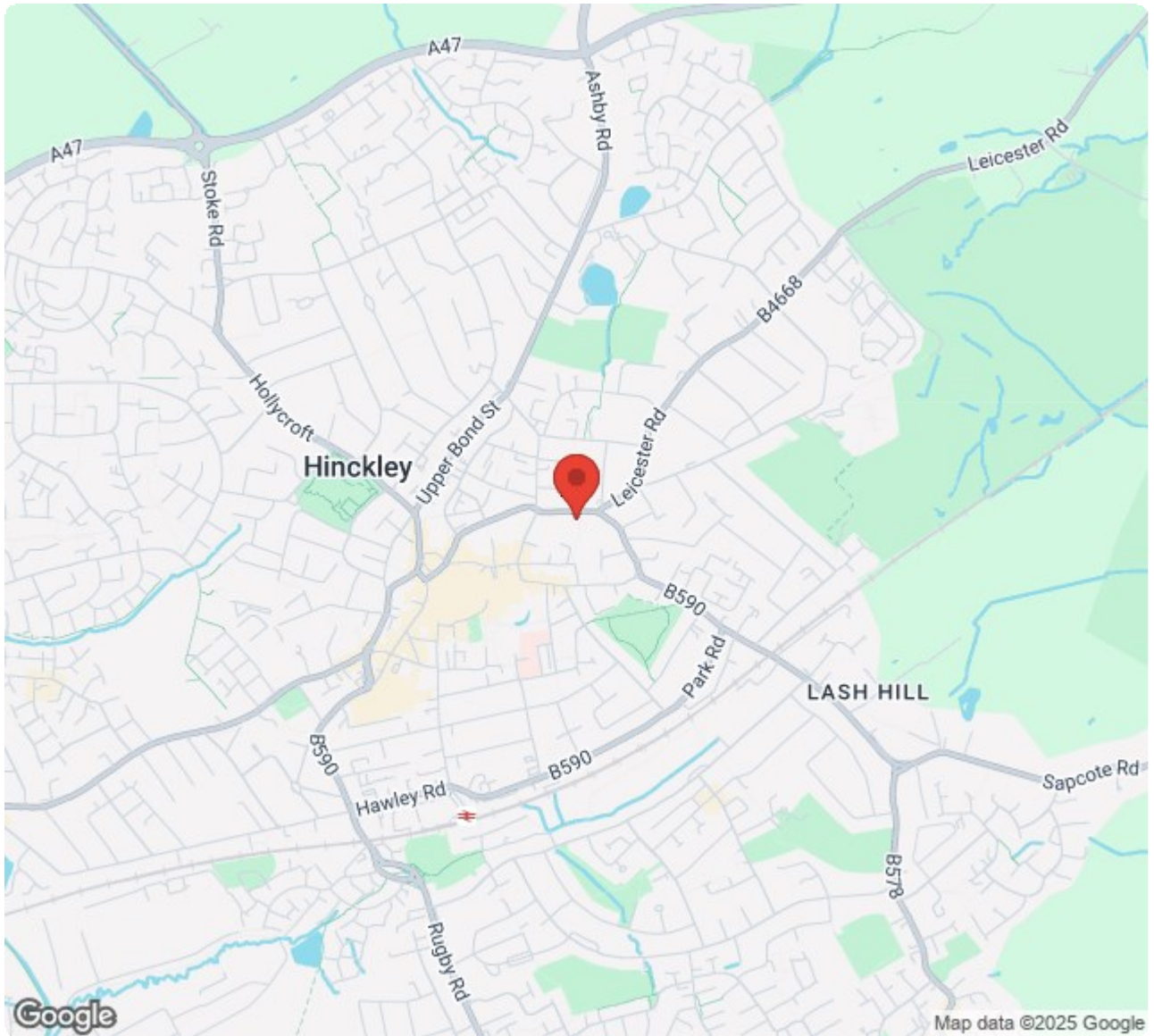
The property is nicely situated set well back from the road on an advantageous extensive plot offering the opportunity for development or extension (subject to planning permission). The large front garden is mainly laid to lawn with surrounding borders and a long driveway offering ample carparking leads to the single garage (2.74 m x 4.88 m) with light and power. A further set of double wooden doors leads to a covered carport area (5.13m x 5.15m). A slabbed pathway and wrought iron gate offer access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property and pathway leading to the conservatory. The remainder of the sizeable rear garden is principally laid to lawn with surrounding beds and borders.



CONSERVATORY

With UPVC SUDG French doors, power and lighting.

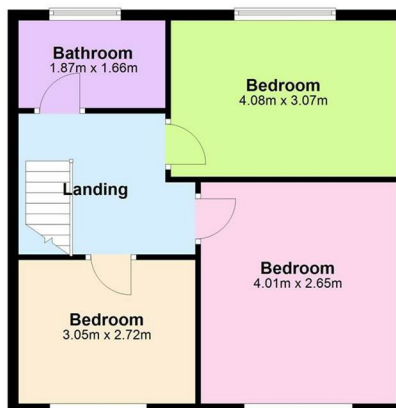




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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