

Scrivins & Co

Sales & Lettings

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78 WESTFIELD ROAD, HINCKLEY, LE10 0LU

£325,000

Spacious traditional detached family home on a large sunny plot. Sought after and convenient location within walking distance of the town centre, The Crescent, train and bus stations, Westfield Junior School, doctors, dentists, parks, restaurants, bars and with good access to major road links. Well presented and refurbished including white panel interior doors, spindle balustrades, ceramic tiled flooring, feature contemporary fireplace, refitted kitchen, gas central heating and UPVC SUDG. Offers entrance porch, entrance hall, lounge, open plan living dining kitchen, utility room and rear porch. Three bedrooms and bathroom. Wide driveway to single garage. Front and large sunny rear garden with workshop/store and shed. Viewing recommended. Carpets and curtains included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C
EPC RATING - TBC

ACCOMMODATION
UPVC SUDG door to:

ARCH TOPPED ENTRANCE PORCH

Ceramic tiled flooring and double panel radiator. Further hardwood and glazed door leads to:

ENTRANCE HALLWAY

Single panel radiator, one double wall light, doorbell chimes, keypad for alarm system and coving to ceiling. Smoke alarm. Fitted electric meter cupboard and stairway to first floor with stained spindle balustrades and useful under stairs cupboard with fitted shelf.



FRONT LOUNGE

11'5" x 16'2" (3.49 x 4.95)

Feature contemporary fireplace having ornamental wood surrounds, raised black granite hearth and backing incorporating living flame coal effect gas fire. Radiator, TV aerial point and coving to ceiling.



REFITTED DINING KITCHEN TO REAR

25'5" x 9'2" (7.75 x 2.81)

Dining area with double panel radiator, coving to ceiling and UPVC SUDG sliding patio doors leading to the rear garden. Kitchen having a range of gloss white kitchen units with soft close doors consisting inset one and a half bowl single drainer resin sink unit with mixer tap above and double base unit beneath. Further range of floor mounted cupboard units and two three drawer units with contrasting limed oak finish non scratch working surfaces above with matching upstands and tiled splashbacks. Inset four ring ceramic hob unit with black splashback and black extractor above. Further matching range of wall mounted cupboard units. Integrated double fan assisted oven with grill. Appliance recess points, ceramic tiled flooring and coving to ceiling. Wood panel and glazed door leads to:



REAR PORCH

Ceramic tiled flooring, one power point and wall light. UPVC SUDG leading to the rear garden.

UTILITY ROOM TO SIDE

6'5" x 5'3" (1.96 x 1.62)

Accessed from the hallway. Plumbing for automatic washing machine and vent for tumble dryer. Wall mounted shelving, ceramic tiled flooring and wood panel and glazed door to the garage.



FIRST FLOOR LANDING

Stained spindle balustrades, thermostat for central heating system, smoke alarm, coving to ceiling and loft access (loft is partially boarded with lighting).

FRONT BEDROOM ONE

11'4" x 12'5" (3.46 x 3.79)

Radiator and coving to ceiling.



REAR BEDROOM TWO

12'9" x 10'9" (3.91 x 3.30)

Range of fitted bedroom furniture in white consisting two double wardrobe units, dressing table to centre with drawers beneath, cupboards and mirror above. Radiator and coving to ceiling.



FRONT BEDROOM THREE

5'9" x 9'0" (1.77 x 2.75)

Radiator and one wall light.



BATHROOM TO REAR

6'4" x 8'11" (1.95 x 2.73)

White suite consisting of large corner bath with electric shower unit above, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds, radiator, shaver point and wall light. Door to double airing cupboard housing the Vaillant gas condensing combination boiler for central heating and domestic hot water with built in programmer.

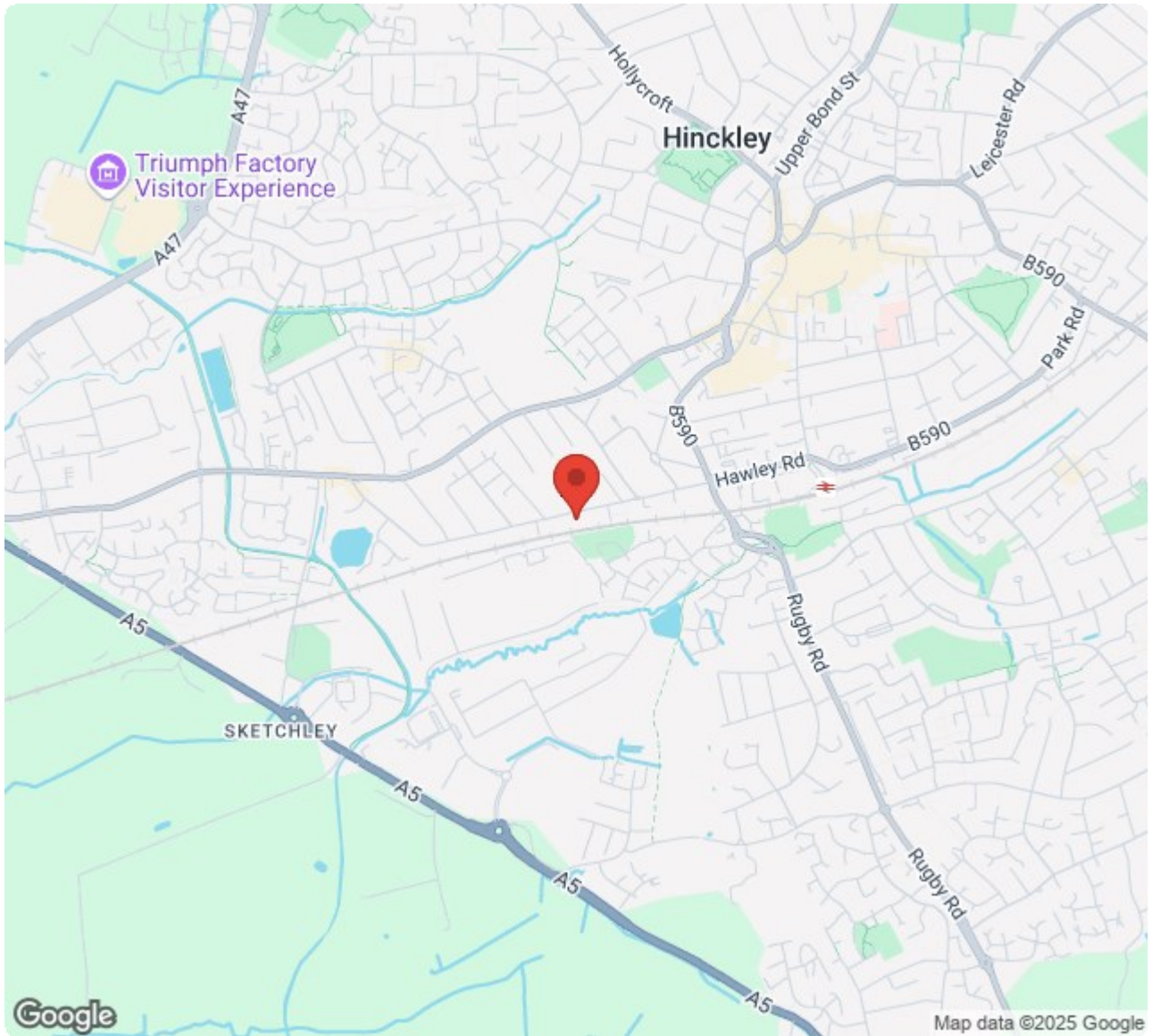


OUTSIDE

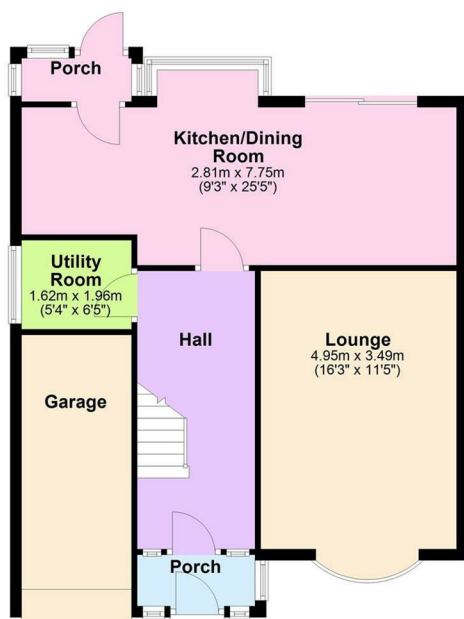
The property is set well back from the road screened behind a low brick retaining wall. The front garden is neatly laid to lawn with well stocked beds and borders and retaining wall. Full width slab and block paved driveway offering ample car parking, leading to the single brick built garage 2.10m x 4.62m with double metal doors to front, light and power. A timber gate and slabbed pathway lead down the left hand side of the property to the large mature fully fenced and enclosed rear garden having a full width slabbed patio adjacent to the rear of the property with outside tap. Beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. The garden has a sunny aspect. Timber shed to the top of the garden and adjacent to the rear of the house is a sectional concrete workshop/store room 2.01m x 5.39m with metal door to front, window to side, light and power.



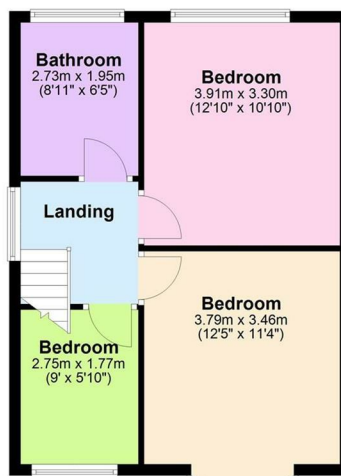




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		