

# Scrivins & Co

## Sales & Lettings

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

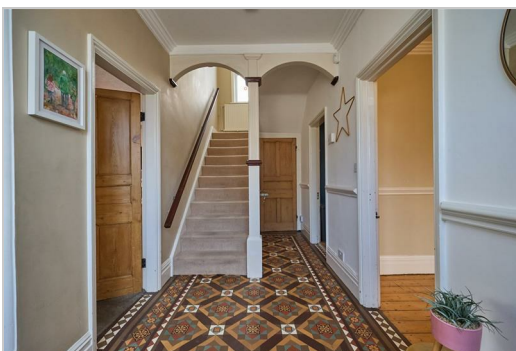
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**74 MOUNT ROAD, HINCKLEY, LE10 1AE**

**OFFERS OVER £575,000**

Delightful and substantial 1890's built detached three storey family home of character on a sunny corner plot. Sought after and highly convenient location being the first house built in Mount Road for the first Mayor of Hinckley. Within walking distance of the town centre, The Crescent, schools, doctors, dentists, train and bus stations, leisure centre, parks, bars and restaurants and good access to major road links. Well presented with a range of good quality fixtures and fittings including original panelled interior doors, spindle balustrades, coving, minton and tiled flooring, feature Victorian open fireplaces. Modern fitted kitchen and bathrooms, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers open porch, entrance hall, cellar, lounge, family room/dining room, open living/dining/kitchen with vaulted ceiling, utility room, WC, study and playroom/converted garage, store room and mezzanine. Five good bedrooms, bathroom and shower room. Driveway to front and hard landscaped sunny side and rear gardens with hot tub. Viewing recommended. Carpets, blinds and hot tub included.





## TENURE

Freehold

Council Tax Band D

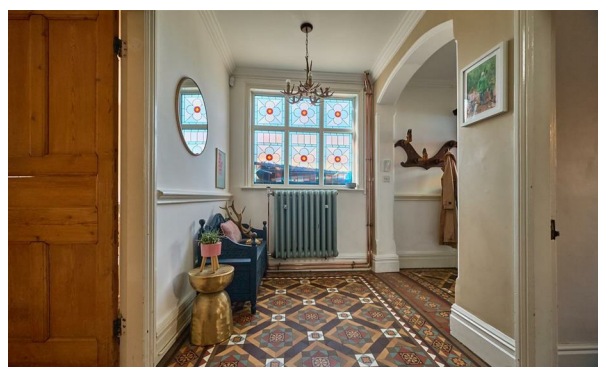
EPC Rating TBC

## ACCOMMODATION

Original pitched and tiled open canopy porch with shaped woodwork, outside light and flagstone flooring. Attractive woodgrain UPVC SUDG and coloured leaded front door to

### SPACIOUS ENTRANCE HALLWAY

With original minton and tiled flooring, original coving, period style Victorian radiator. Feature UPVC SUDG and coloured leaded window to side. Stairway to first floor with shaped woodwork and white balustrades. Attractive period strip pine panel interior doors to useful under stairs storage cupboard with lighting, housing the meters with shelving and quarry tiled flooring, wall mounted gas condensing boiler for central heating and domestic hot water. Steps down to a cellar measuring 3.92m x 4.58m with original quarry tiled flooring, light and power.



### FRONT LOUNGE

15'0" x 15'4" (4.59 x 4.68)

With feature fireplace having ornamental white slate surrounds, herringbone brick hearth and backing incorporating a cream cast iron wood burning stove. Original coving and ceiling rose. Period style Victorian radiator. TV aerial point.



## REAR FAMILY ROOM/DINING ROOM

15'3" x 15'1" (4.66 x 4.60)

With feature open Victorian style fireplace having ornamental white wooden surrounds, raised slate hearth, ornamental cast iron fireplace with floral tiles, original strip pine flooring. Coving and ceiling rose. Period radiator.



## FITTED OPEN PLAN LIVING/DINING/KITCHEN

29'10" max x 19'9" max (9.10 max x 6.03 max )

### KITCHEN AREA

With a fashionable range of Farrow & Ball Hague Blue fitted kitchen units consisting inset Belfast double bowl ceramic sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and drawers, contrasting solid oak working surfaces above, matching upstands, further matching range of wall mounted cupboard units and one tall larder unit. Matching island unit with cupboards and drawers beneath with solid oak working surfaces above. Black Range cooker included with a five ring gas hob unit, plate warmer, two ovens and a grill beneath. Integrated extractor hood above, housing for a LG stainless steel American Fridge freezer with ice dispenser (included). Integrated dishwasher. Inset ceiling spotlights. Herringbone Karndean woodgrain flooring.



### DINING/LIVING AREA

With white fashionable vertical radiator, volted ceiling with inset ceiling spotlights, three double glazed remote control Velux windows. Hardwood glazed door leads to



### UTILITY AREA

18'6" max x 10'4" max (5.65 max x 3.16 max )

With a fitted woodgrain working surface, double cupboards above, further matching floor to ceiling storage cupboards, appliance recess points, plumbing for automatic washing machine. Grey ceramic tiled flooring, UPVC SUDG doors leading to the rear garden. Fashionable white vertical radiator. Door to



### SEPARATE WC

With white suite consisting low level WC, vanity sink unit with gloss white double doors, cupboard beneath, contrasting half tiled surrounds, chrome heated towel rail. Grey ceramic tiled flooring, solid pine double doors leading to





### REAR STUDY

12'3" x 12'0" (3.73m x 3.66m)

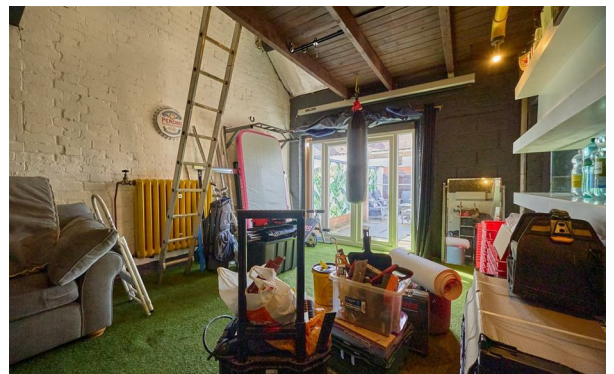
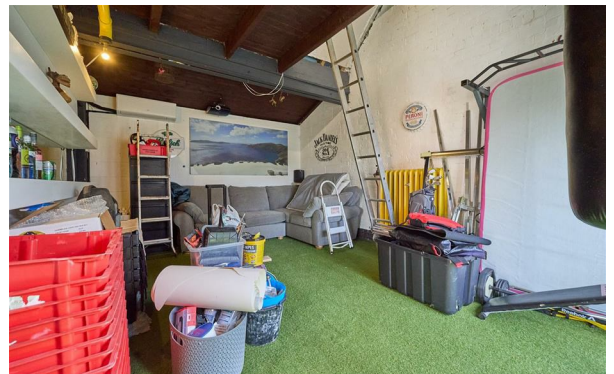
With grey ceramic tiled flooring, radiator, UPVC SUDG French doors leading to the rear garden, door to



### PLAYROOM/GARAGE CONVERSION

17'4" x 12'8" (5.29 x 3.87)

With radiator, UPVC SUDG French doors leading to the rear garden, Aluminium ladder leads to a mezzanine and loft which is fully boarded with light and power, the doorway leads to a secret garden. Door leads to a store room/workshop measuring 1.61m x 8.99m , with light and power and a wall mounted Valliant gas condensing boiler for gas central heating.



### FIRST FLOOR LANDING

With radiator, feature coloured leaded glazed window to side, stairway to second floor with white spindle balustrades.



### REAR BEDROOM ONE

15'2" x 12'11" (4.64 x 3.94)

With feature original white cast iron Victorian fireplace, picture rail and radiator.



### FRONT BEDROOM TWO

15'2" x 12'3" (4.64 x 3.74)

With feature Victorian black cast iron fireplace, oak stripped flooring, period style radiator.



### REAR BEDROOM THREE

10'1" x 8'2" (3.09 x 2.49)

Currently used as a dressing room with fitted industrial metal hanging rails, coving to ceiling. Radiator.



### FRONT FAMILY BATHROOM

10'3" x 6'0" (3.13 x 1.83)

With Victorian style suite in white, consisting of a Victorian style cast iron roll top bath with claw feet, mixer tap and shower attachment above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring. Inset ceiling spotlights and heated towel rail.



### SIDE SHOWER ROOM

6'10" x 6'8" (2.09 x 2.04)

With white suite consisting of a shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC. Contrasting tiled surrounds including the flooring, chrome heated towel rail. Inset ceiling spotlights, extractor fan.





## SECOND FLOOR LANDING

With white spindle balustrades, loft access, door into the eaves offering storage space.

## REAR BEDROOM FOUR

23'4" max x 10'7" (7.12 max x 3.25)

With radiator, a range of fitted bedroom furniture in Beech consisting two double wardrobe units, double glazed Velux windows with built in blind.



## FRONT BEDROOM FIVE

12'2" x 11'3" (3.71 x 3.44)

With fitted slide robes the full width of one wall, consisting of two double wardrobes units. Radiator.



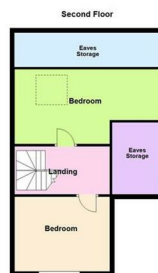
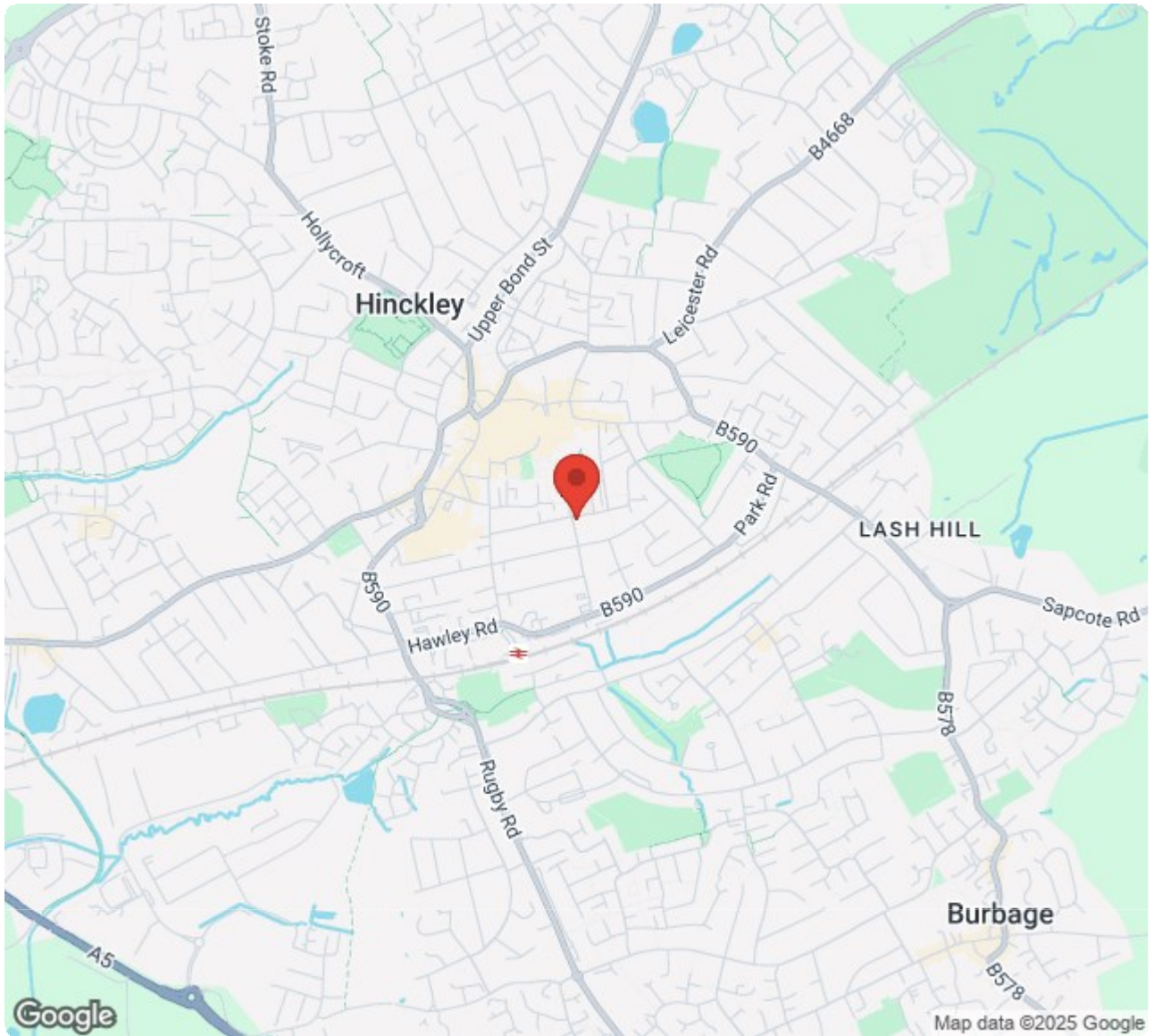
## OUTSIDE

The property is situated on an advantageous corner plot, set back from the road screened behind original blue brick retaining wall with wrought iron railings, there is a block paved driveway to the left hand side of the property, the front garden is principally paved for easy maintenance with surrounding beds. A timber gate and flagstone pathway lead down the right hand side of the property to the hard landscaped side rear garden which is enclosed by panelled fencing and high retaining wall, adjacent to the rear of the house is a full width flagstone patio beyond which is an L shaped timber decking patio with built in hot tub, further stoned area and astro turf. There is also an outside light and tap and the garden has a sunny aspect.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	77
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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