

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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75 LONDON ROAD, HINCKLEY, LE10 1HH

£260,000

Outstanding, extended, vastly improved and refurbished traditional Victorian bay fronted three storey terraced house of character overlooking Queens Park to the rear. Sought after and convenient location within walking distance of the town centre, The Crescent, train and bus stations, leisure centre, schools, doctors, dentists, bars and restaurants and with good access to major road links. Immaculately presented with flair including panelled interior doors, oak strip flooring, coving, feature Victorian fireplace, wood burning stove, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, inner lobby, open plan living dining kitchen, rear lobby and utility room/WC. Three double bedrooms, en suite shower room and family bathroom. Driveway and well kept hard landscaped sunny rear garden. Viewing highly recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - A
EPC RATING - TBC

ACCOMMODATION

Original open pitch and tiled canopy porch with blue brick paved flooring and overhead lighting. Attractive green composite panelled front door to:

FRONT LOUNGE

11'8" x 14'2" into bay (3.57 x 4.34 into bay)

Feature Victorian fireplace with ornamental wood surround and raised slate hearth incorporating cast iron multi fuel stove,. Fitted storage and meter cupboard to side alcove. Solid oak stripped flooring, radiator, coving and ornamental ceiling rose. TV aerial point. Pine panel and etched glazed door leads to:



INNER HALLWAY

Solid oak stripped flooring and stairway to first floor. Pine and etched glazed door to:

EXTENDED OPEN PLAN FITTED LIVING DINING KITCHEN

22'3" x 11'8" (6.79 x 3.57)



LOUNGE/DINING AREA

Lounge dining area with feature brick fireplace with raised slate hearth with solid oak mantel above and incorporating a black cast iron multi fuel stove, solid oak wood strip flooring, radiator. Coving and ornamental ceiling rose. TV aerial point. Door to useful under stairs storage cupboard, with fitted shelving light and power.



REAR KITCHEN AREA

With a fashionable range of maple fitted kitchen units consisting inset white ceramic one and a half bowl single drainer sink unit, mixer taps above, double cupboard beneath. Further matching floor mounted cupboard units and drawers, contrasting grey roll edge working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units and wine rack. There is also a stainless steel SMEG range cooker included with a four ring hob unit, two ovens and a grill beneath, stainless steel splashback and stainless steel chimney extractor hood above. Solid oak stripped flooring. Inset ceiling spotlights. Vaulted ceiling with two inset Velux double glazed windows. Radiator. Pine and etched glazed door to



REAR LOBBY

With ceramic tiled flooring, inset ceiling spotlights, UPVC SUDG door to outside. Door to

SEPARATE WC

With white suite consisting low level WC, vanity sink unit with white cupboard beneath, ceramic tiled flooring. Radiator. Utility station with plumbing for automatic washing machine.



FIRST FLOOR LANDING

With door and stairway to second floor.

FRONT BEDROOM ONE

11'11" x 11'9" (3.64 x 3.60)

With feature original black cast iron Victorian fireplace. Radiator. TV aerial point.



REAR BEDROOM TWO

8'10" x 9'7" (2.71 x 2.93)

With feature original black cast iron Victorian fireplace. Radiator.



REAR REFITTED BATHROOM

4'8" x 9'1" (1.44 x 2.77)

With white suite consisting panelled bath, rain shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC. Contrasting fully tiled surrounds including the flooring. Chrome heated towel rail. Inset ceiling spotlights.



SECOND FLOOR BEDROOM THREE

19'1" x 11'3" (5.82 x 3.45)

With single panelled radiator, doors into the eaves offering boarded storage space. TV aerial point, two double glazed Velux windows with built in blinds. Further wardrobe/airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water. Door to



REFITTED EN SUITE SHOWER

2'9" x 9'5" (0.86 x 2.88)

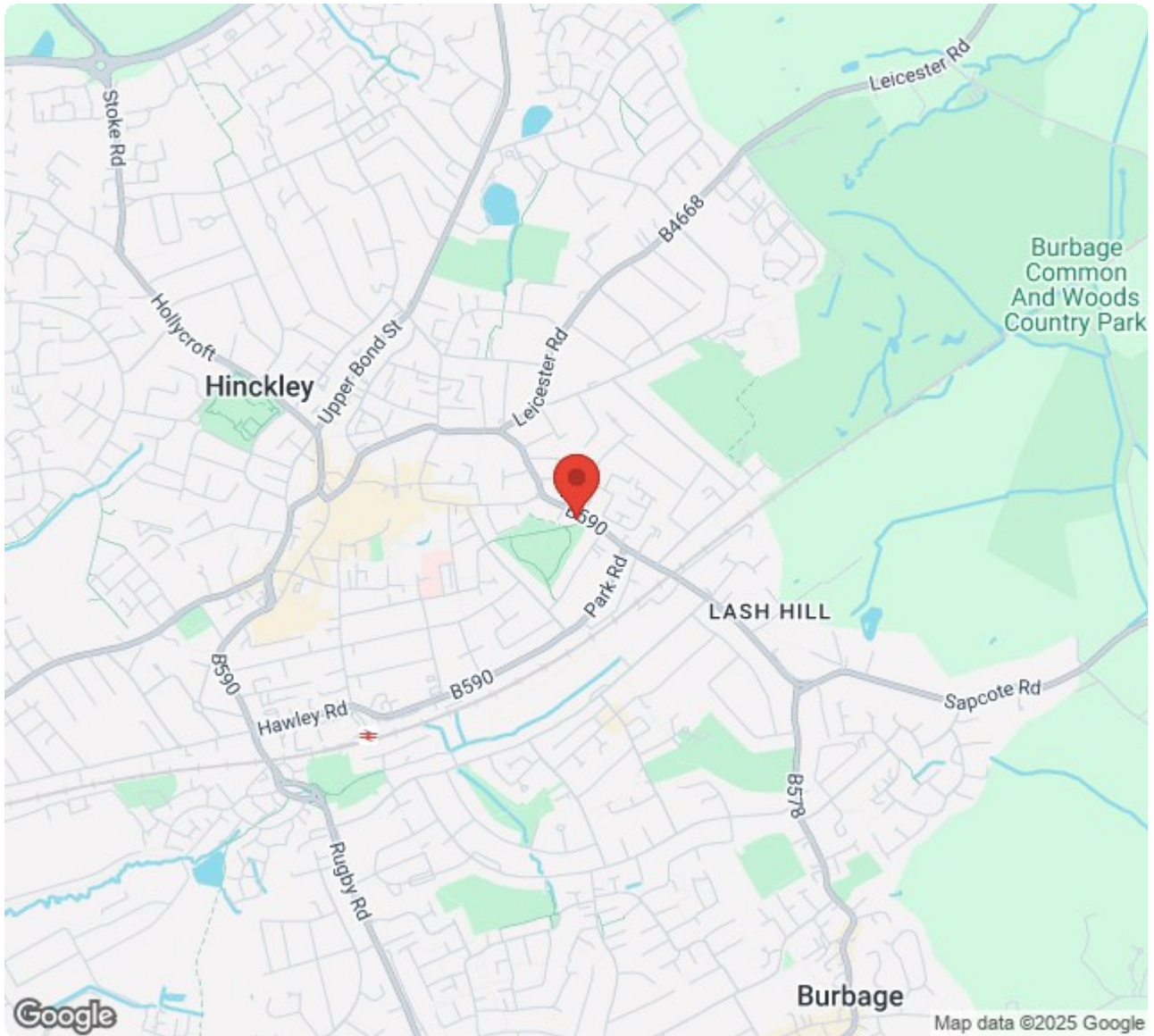
With white suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds including the flooring. Chrome heated towel rail, inset ceiling spotlights. Double glazed Velux window.



OUTSIDE

The property is set back from the road having a stoned and slabbed driveway to front, a pathway and pedestrian gate leads to the rear of the property, adjacent to the rear of the house is a flagstone rear yard and patio with outside tap and lighting, beyond which is the fully fenced and enclosed hard landscaped rear garden in decorative stones with central paved sun dial with surrounding beds, small log store, small timber shed. Timber gate at the bottom of the garden leads to Queens Park, the garden has a sunny aspect.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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