

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

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10 OBAN ROAD, HINCKLEY, LE10 0LL

OFFERS OVER £210,000

Attractive traditional bay fronted Semi-Detached family home of character on a good sized plot. Sought after and convenient cul de sac location within walking distance of the town centre, The Crescent, Westfield Junior School, train and bus stations, doctors, dentists, leisure centre, bars and restaurants, parks and good access to the A5 and M69 motorway. Well presented and much improved including original panel interior doors, wooden/ceramic tiled flooring, coving, multi fuel stove. Modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge, dining kitchen, three bedrooms and bathroom with shower. Wide driveway and long rear garden. Viewing recommended. Carpets, blinds and wardrobes included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

Attractive black composite panelled SUDG and leaded front door to

ENTRANCE HALLWAY

With original black and white tiled flooring, radiator, coving to ceiling, stairway to first floor. Attractive original white panelled interior doors to

FRONT LOUNGE

12'3" x 13'3" (3.74 x 4.06)

With feature fireplaced having raised black slate hearth incorporating a black cast iron multi fuel stove, oak finish laminate wood strip flooring, double panelled radiator. TV aerial point, coving to ceiling. Feature archway to



REAR REFITTED DINING KITCHEN

15'4" x 11'0" (4.69 x 3.36)

With a range of light Grey woodgrain fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting working surfaces above with inset four ring electric hob unit, single fan assisted oven with grill beneath. Stainless steel extractor hood above, further matching range of wall mounted cupboard units and one tall larder unit. Appliance recess points and plumbing for automatic washing machine. Useful under stairs storage cupboard housing the meters. Double panelled radiator. Coving to ceiling, UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, coving to ceiling, loft access with extending aluminium ladder for access. The loft is majority boarded.

REAR BEDROOM ONE

11'1" x 9'4" (3.38 x 2.87)

With radiator, coving to ceiling.



FRONT BEDROOM TWO

13'9" x 10'0" (4.21 x 3.05)

With single panelled radiator, coving to ceiling.



REAR BEDROOM THREE

5'8" x 7'7" (1.73 x 2.32)

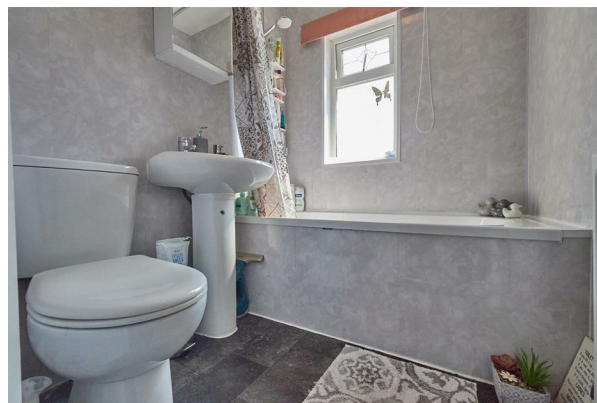
With radiator, coving to ceiling.



FRONT FAMILY BATHROOM

5'1" x 5'10" (1.56 x 1.78)

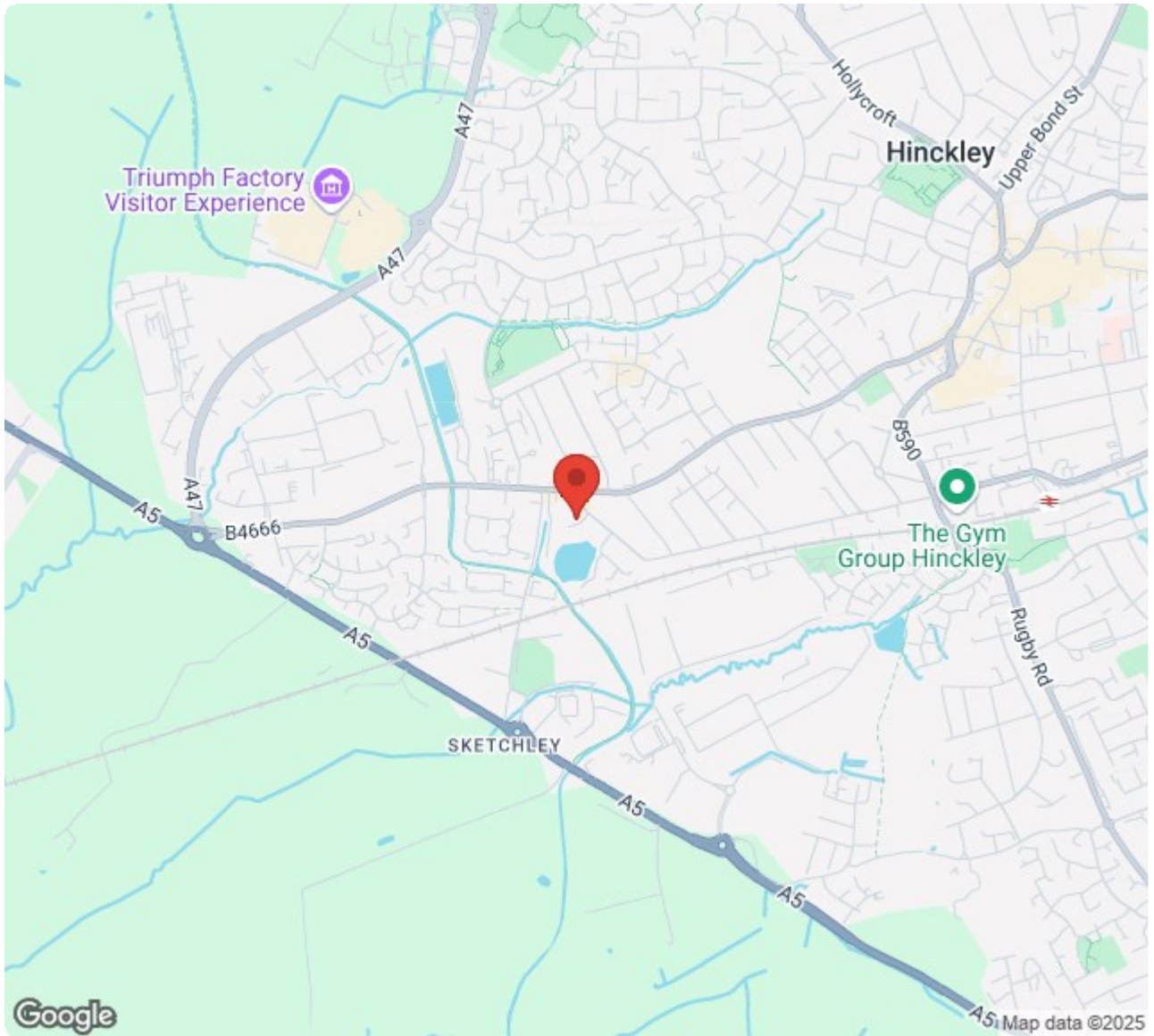
With white suite consisting panelled bath, main shower unit above, pedestal wash hand basin, low level WC. Contrasting PVC decorative clad surrounds, radiator. Door to airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water.



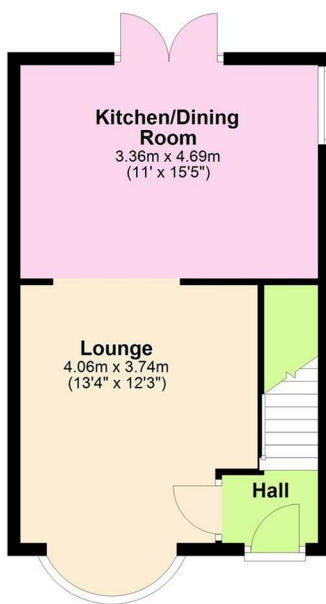
OUTSIDE

The property is nicely situated in a cul de sac, set back from the road screened behind a stone retaining wall, having a full width stoned driveway to front, offering ample car parking, the driveway extends down the side of the property. A timber gate offers access to the long rear garden which is enclosed by panel fencing and mature hedging, having a full width slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn. There is also an outside tap.







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			
(82 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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