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12 WELWYN ROAD, HINCKLEY, LE10 1JE

ASKING PRICE £250,000

Extended traditional semi detached family home of character on a large plot. Sought after convenient location within walking distance of the town centre, the crescent, schools, leisure centre, train and bus stations, doctors, dentists, bars, restaurants and good access to major road links. In need of modernisation. Benefiting from gas central heating and part SUDG . Offers open porch, entrance hall, family room, lounge dining room, breakfast kitchen, inner lobby, utility room, shower room/wc. Three bedrooms and bathroom. Full width driveway leading to storeroom and large rear garden with brick built shed. Contact agents for viewings.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Open arch topped recess porch with original black and white tiled flooring. Original wood panelled coloured leaded glazed front door to

ENTRANCE HALLWAY

With original black and white tiled flooring, radiator, stairway to first floor with original spindle balustrades. Door to useful under stairs storage cupboard with lighting and shelving, this also houses the electric meters. Original wood panelled interior door to

FRONT LOUNGE

11'10" x 13'5" (3.63 x 4.11)

With feature fireplace having ornamental cream wooden surrounds, raised green tiled hearth and backing, fitted shelving to side alcoves. Original stripped pine flooring, radiator. Original leaded glazed windows to front, picture rail.



REAR EXTENDED LOUNGE/DINING

11'5" x 19'7" (3.49 x 5.99)

With feature full height brick fireplace, raised hearth incorporating a living flame log effect gas fire, radiator, coving to ceiling. Harwood SUDG patio doors to the rear garden. Inset ceiling spotlights.



REAR L SHAPED DINING/KITCHEN

15'8" max x 15'7" max (4.78 max x 4.75 max)

With double bowl ceramic sink unit, mixer taps above, double base unit beneath. Further floor mounted cupboard units and drawers, working surfaces above, tiled splashbacks. Further wall mounted cupboard units. Gas cooker point, appliance recess points, wood strip flooring, radiator. SUDG sliding patio doors to the rear garden.



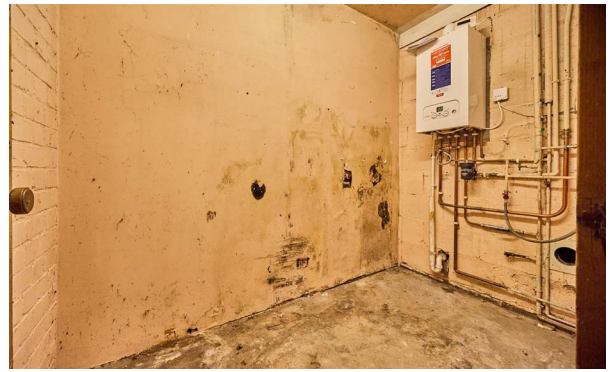
INNER LOBBY

With ceramic tiled flooring, double airing cupboard with fitted shelving and radiator. Door to

UTILITY ROOM

8'2" x 4'8" (2.51 x 1.44)

With wall mounted gas condensing boiler for central heating and domestic hot water (new as of 2023) with wireless digital programmer and thermostat.



SHOWER ROOM/WC

4'8" x 7'9" (1.44 x 2.38)

With white suite consisting fully tiled shower cubicle with glazed shower doors, vanity sink unit with white double cupboard beneath, low level WC. Contrasting tiled surrounds including the flooring, Radiator and extractor fan.



FIRST FLOOR LANDING

With original white spindle balustrades, loft access with extending aluminium ladder for access, coving to ceiling.

REAR BEDROOM ONE

12'5" x 10'5" (3.80 x 3.20)

With built in double and single wardrobes in white, cupboards above, radiator. Original pine flooring.



FRONT BEDROOM TWO

11'5" x 11'10" (3.49 x 3.63)

With radiator, double wardrobe in white and original pine flooring.



REAR BEDROOM THREE

7'6" x 8'4" (2.29 x 2.56)

With double wardrobe in white, radiator, original pine flooring.



FRONT BATHROOM

5'10" x 5'11" (1.80 x 1.82)

With white suite consisting of a roll top bath with claw feet, pedestal wash hand basin, low level WC, contrasting half tiled surrounds including the flooring, chrome heated towel rail.



OUTSIDE

The property is set back from the road, screened behind a privy hedge, having a full width tarmacadam driveway to front leading to a store room.

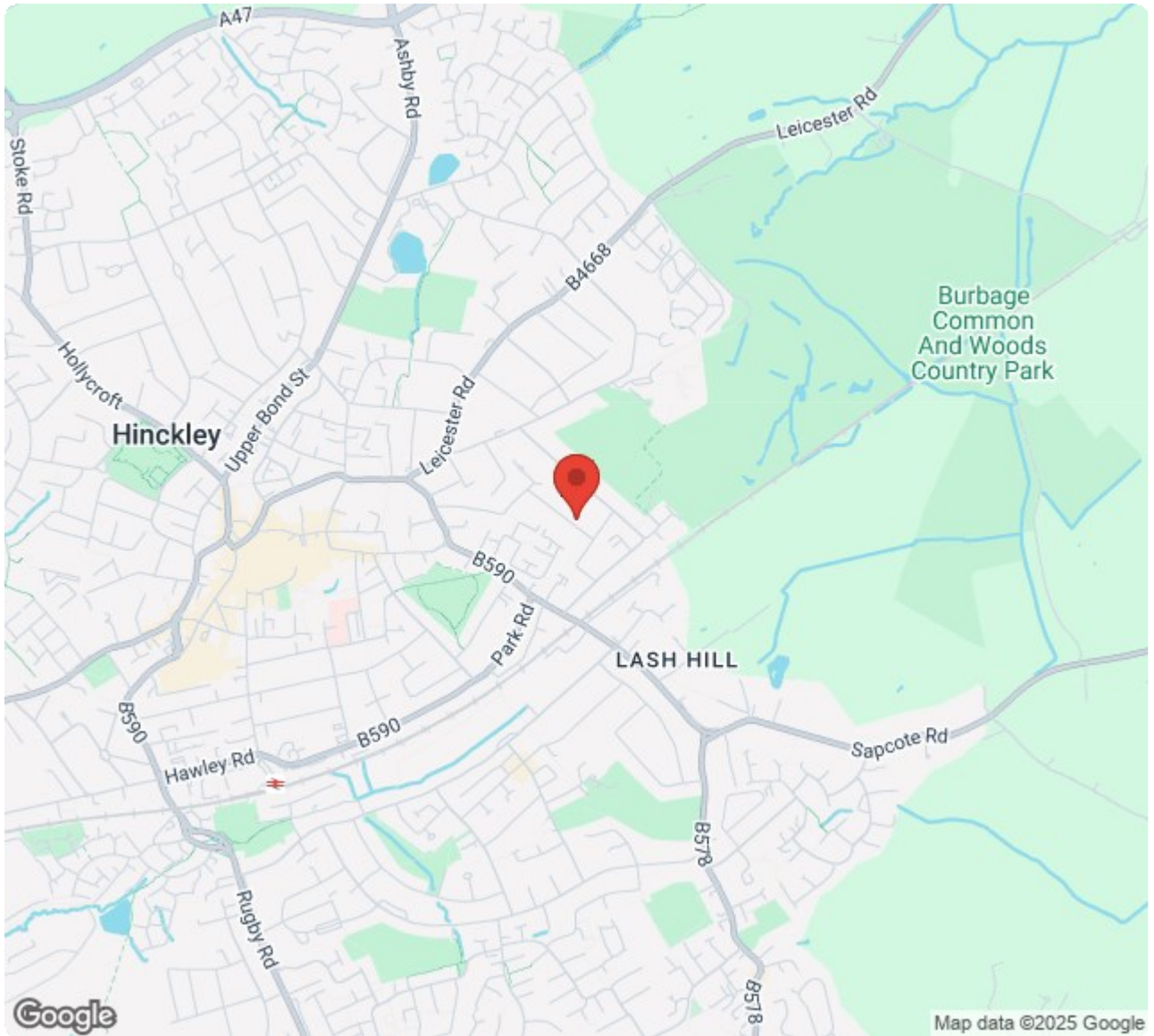


STORE ROOM

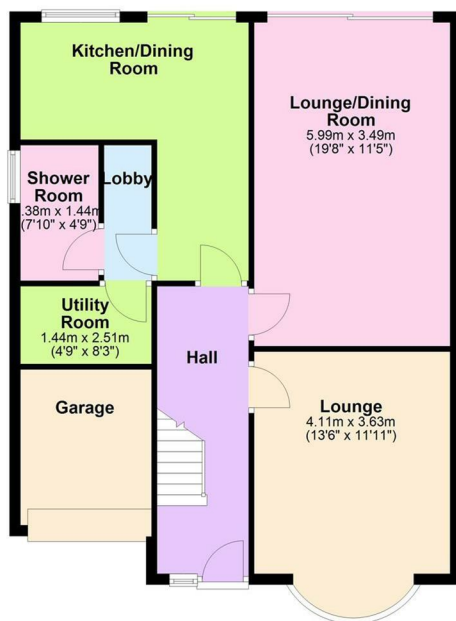
8'3" x 7'6" (2.52 x 2.31)

With up and over door, full light and power, small over hang to front. A Small pathway leads to the side of the property to a large rear garden which has a full width slabbed patio adjacent to the rear of the property edge by low brick wall beyond which is the rear garden. Garden contains shed and outbuilding.

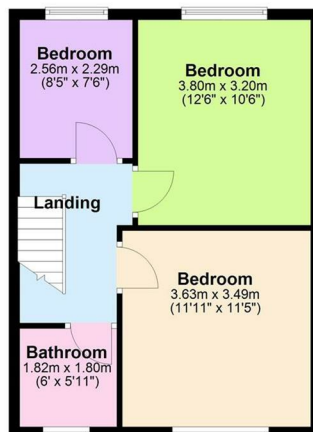




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		63
(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		
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