

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 67 STANLEY ROAD, HINCKLEY, LE10 0HP

**OFFERS OVER £300,000**

Spacious traditional detached family home on a large plot. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, leisure centre, Hollycroft Park, bars and restaurants and good access to major road links. Benefitting from feature fireplace, modern kitchen, refitted shower room, gas central heating, large garage/ workshop UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, lounge, dining kitchen, rear porch, brick built WC and store room. Three bedrooms and shower room, driveway to large garage and extensive rear garden. Viewing recommended. Carpets, curtains and light fittings included.





## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

Attractive wood grain UPVC SUDG front door to

## ENTRANCE PORCH

With one wall light, hardwood and glazed door to

## ENTRANCE HALLWAY

With single panelled radiator, door bell chimes, telephone point including broadband. Stairway to first floor with useful under stairs storage cupboard beneath housing the meters. Door to

## FRONT LOUNGE

11'11" x 16'0" (3.65 x 4.88)

With feature brick fireplace with raised quarry tiled hearth and mantle incorporating a living flame coal electric fire, radiator, TV aerial point. White wood panel and glazed double doors to



## REAR FITTED DINING KITCHEN

19'5" max x 12'2" max (5.92 max x 3.71 max)



## DINING AREA

With double panelled radiator, UPVC SUDG patio doors to the rear garden.



### KITCHEN AREA

With a range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting roil edge working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath. Tiled splashbacks, appliance recess points, plumbing for automatic washing machine. One tall larder unit, terazzo tiled flooring. Hardwood and SUDG door leading to



### REAR PORCH

With one wall light, wooden and glazed doors to rear garden and driveway. Door to

### BRICK BUILT WC

With low level WC and terazzo tiled flooring, further door to a attached brick built store room with fitted shelving.

### FIRST FLOOR LANDING

With loft access, which is boarded. Door to

### FRONT BEDROOM ONE

13'5" x 11'0" (4.09 x 3.37)

With radiator.



### REAR BEDROOM TWO

10'5" x 11'0" (3.20 x 3.36)

With radiator.



### FRONT BEDROOM THREE

7'11" x 8'5" (2.42 x 2.58)

With radiator.

## REFITTED SHOWER ROOM

7'10" x 5'8" (2.41 x 1.73)

With white suite consisting of a walk in double shower cubicle with glazed shower screen, electric shower unit above, pedestal wash hand basin and low level WC. Contrasting PVC decorative clad surrounds, radiator. Door to airing cupboard housing the gas boiler for central heating and domestic hot water. Lagged cylinder, fitted immersion heater for supplementary and domestic hot water.

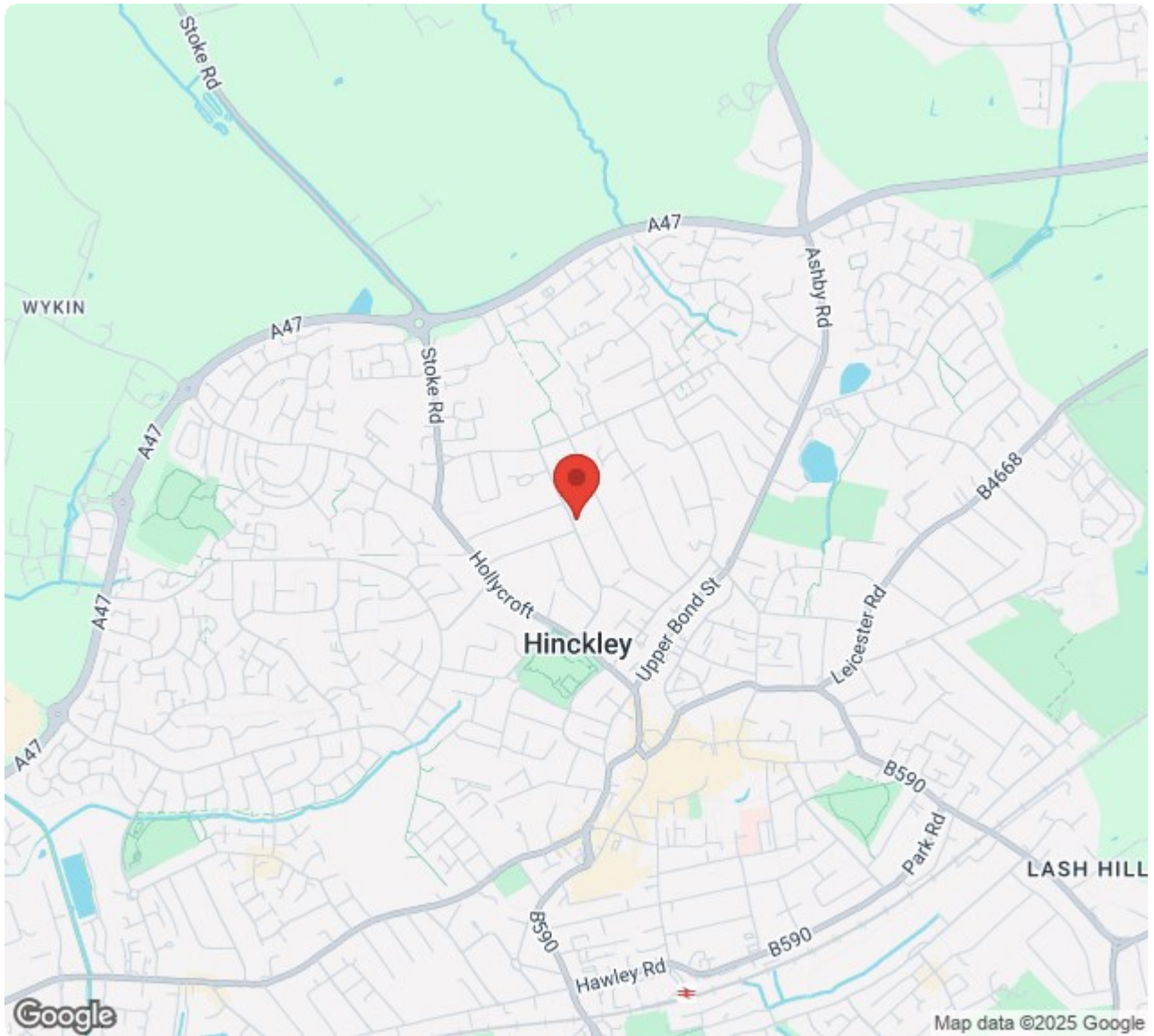


## OUTSIDE

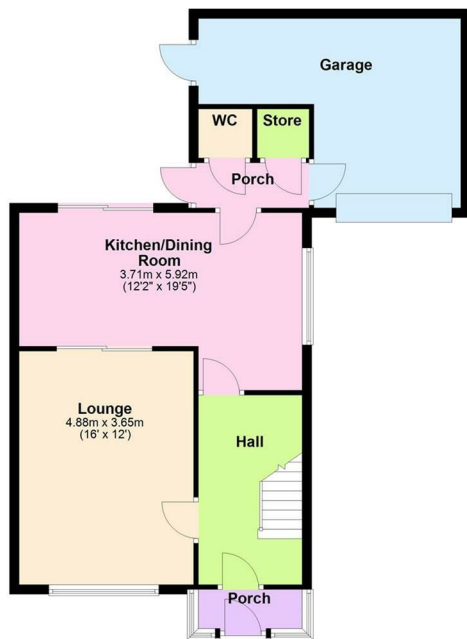
The property is nicely situated set back from the road, screened behind a brick retaining wall, the front garden is hard landscaped with astro turf with surrounding beds. A block paved driveway leads down the side of the driveway to a large brick built garage measuring 4.71 x 5.84 with up and over door to front, with light and power and a pitched roof for extra storage. A slabbed pathway and timber gate lead down the left hand side of the property to the large rear garden which is enclosed by fencing and hedging, having a slabbed patio adjacent to the rear of the property, beyond which the garden is predominantly laid to lawn with surrounding beds. Cold water tap and outside light at the rear.



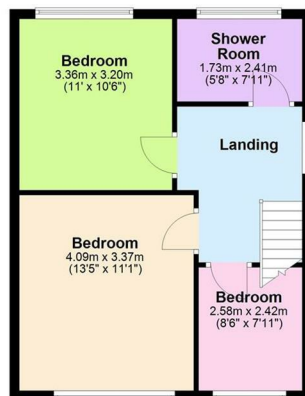




Ground Floor



First Floor



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		
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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