

# 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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**38 CLARENDON ROAD, HINCKLEY, LE10 0PL**

**OFFERS OVER £195,000**

**NO CHAIN.** Vastly improved and refurbished traditional bay fronted villa terraced house of character on a large plot.

Sought after and highly convenient tree lined road within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, parks, leisure centre, bars and restaurants and good access to major road links. Immaculately presented including panel interior doors, woodgrain flooring, feature fireplaces, refitted kitchen and bathroom, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers through lounge dining room with French doors, fitted kitchen with built in appliances. Two double bedrooms (main with Hammonds fitted wardrobes) and bathroom with shower cubicle. Front and large private rear garden. Viewing highly recommended. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band B  
EPC Rating C

## ACCOMMODATION

Attractive black composite, panel and SUDG front door to

### THROUGH LOUNGE DINING ROOM

13'0" x 29'1" (3.98 x 8.89)

Lounge Area to Front - With feature fireplace having raised slate hearth and oak mantle above incorporating a cast iron living flame gas coal effect fire, fitted meter cupboard to side alcove in white. Karndean woodgrain flooring, double panelled radiator. Two matching wall lights, feature central archway to

Dining Area to Rear - With feature brick fireplace, Karndean wood grain flooring, radiator, two matching wall lights. UPVC SUDG French doors leading to the rear garden. Door and stairway to second floor.



### REAR REFITTED KITCHEN

7'1" x 12'4" (2.18 x 3.78)

With a fashionable range of light grey fitted kitchen units with soft close doors consisting inset white Belfast sink unit, brass mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting white Quartz working surfaces above with four ring gas hob unit, single fan assisted oven with grill beneath. Matching upstands and white tongue and groove wooden splashbacks. Further matching wall mounted cupboard units, one tall larder cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water. Inset ceiling spotlights. LVT flooring in wood grain.



### FIRST FLOOR LANDING

With loft access.

### FRONT BEDROOM ONE

13'1" x 11'4" (3.99 x 3.46)

With built in wardrobe over the stairs, coving to ceiling.



## REAR BEDROOM TWO

10'1" x 12'1" (3.08 x 3.70)

With feature original black cast iron Victorian fireplace, built in double wardrobe to side alcove by Hammonds of Hinckley. Radiator, coving to ceiling.



## REAR REFITTED BATHROOM

7'2" x 12'10" (2.20 x 3.92)

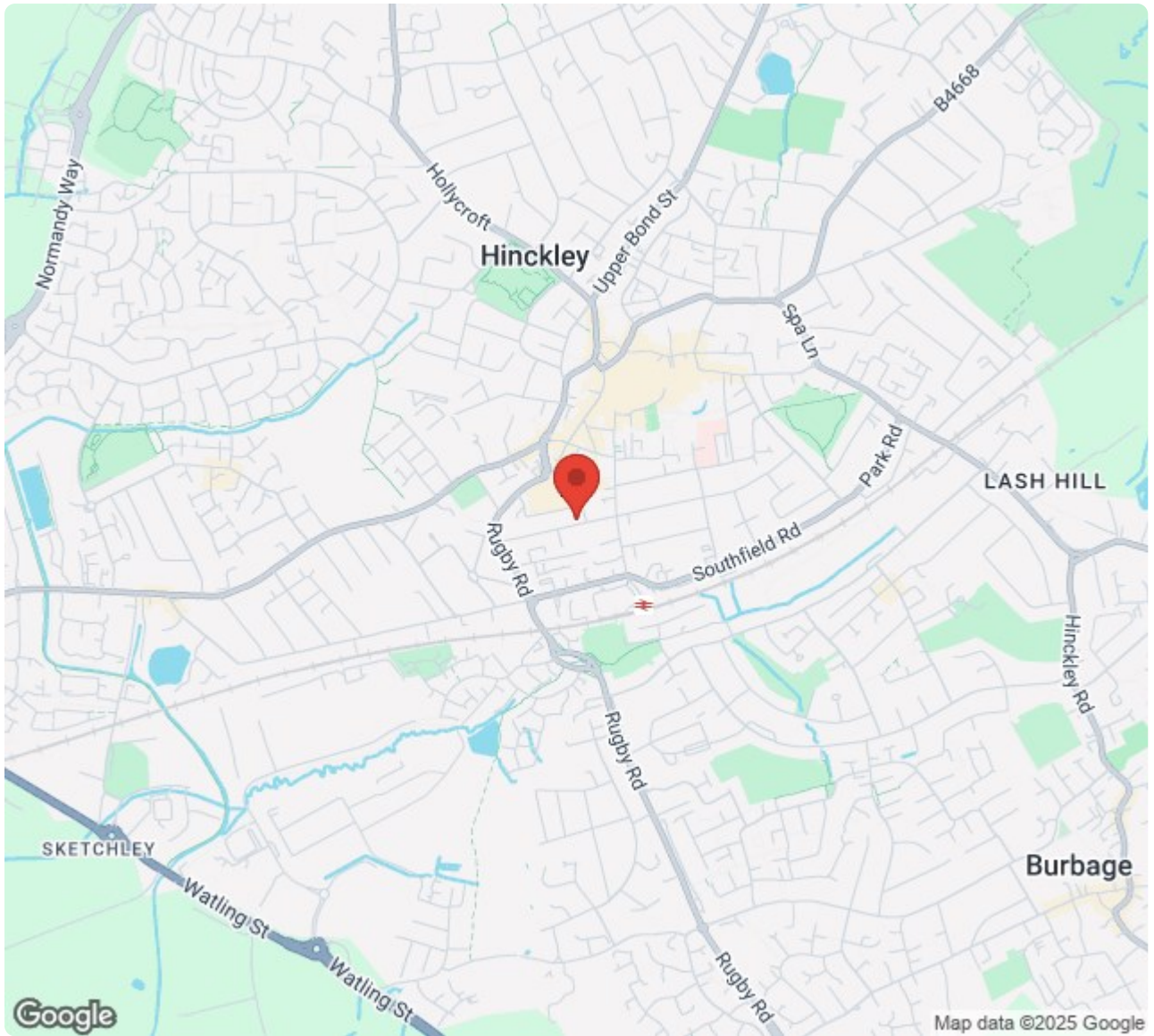
With Victorian style suite in white consisting of a roll top bath with claw feet, mixer tap and shower attachment above, pedestal wash hand basin and low level WC. Fully tiled shower cubicle with glazed shower door, contrasting tiled surrounds, chrome heated towel rail, radiator.



## OUTSIDE

The property is set back from the road screened behind the original blue brick retaining wall with a paved front garden, there is a covered shared entry leading to the large private fully fenced and enclosed rear garden which has a stoned rear yard beyond which there is a deep slabbed and stoned patio adjacent to the rear of the property, which is mainly laid to lawn, there is a timber shed to the top of the garden.

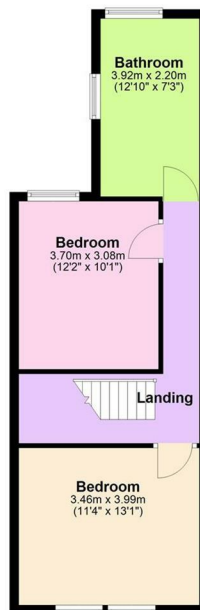




Ground Floor



First Floor



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 69      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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