

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

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9 ELIZABETH ROAD, HINCKLEY, LE10 0QY

ASKING PRICE £415,000

Extended, vastly improved and refurbished traditional semi detached family home on a large sunny plot. Sought after and convenient location within walking distance of the town centre, The Crescent, local schools, train and bus station, doctors, dentists, leisure centre, Asda, bars and restaurants and good access to major road links. Immaculate, contemporary style interior including oak and white panelled interior doors, wooden/ceramic tiled flooring, spindle balustrades, wood burning stove, refitted kitchen and bathroom, vaulted ceiling, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, through lounge, dining room/family room, dining/kitchen and utility room/WC. Four double bedrooms and family bathroom. Impressive driveway offering ample car parking to single integral garage. Large sunny rear garden with two sheds. Viewing highly recommended. Carpets included.



TENURE

Freehold
EPC Rating C
Council Tax Band C

ACCOMMODATION

open canopy porch with outside lighting, attractive Anthracite composite and panelled SUDG front door to

ENTRANCE HALLWAY

With grey woodgrain laminate wood strip flooring, radiator, wired in smoke alarm, two wall lights. Stairway to first floor with white spindle balustrades. Door to cloakroom with overhead lighting. Oak panel and glazed interior door to

THROUGH LOUNGE

12'9" x 25'8" (3.91 x 7.84)

With feature fireplace having raised flagstone hearth, solid oak mantle above incorporating a black cast iron wood burning stove. Two radiators, concealed power points and TV aerial point for a wall mounted flat screen TV. Vaulted ceiling with inset Velux window with blind. UPVC SUDG French doors leading to the rear garden, coving to ceiling.



REFITTED DINING/KITCHEN TO REAR

12'0" x 20'2" (3.68 x 6.16)

With a fashionable range of gloss Scarlett fitted kitchen units with soft close doors consisting inset double bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting black granite working surfaces above with inset Neff four ring gas hob unit, integrated extractor hood above, matching upstands. Further matching range of wall mounted cupboard units. Integrated Neff double fan assisted oven with grill, dishwasher. Grey wood grain laminate wood strip flooring, fashionable grey vertical radiator, wired in smoke alarm. Vaulted ceiling with inset double glazed Velux window with built in blind. Original built in floor to ceiling display cabinet with leaded glazed door.



FAMILY ROOM/DINING ROOM TO REAR

14'7" x 10'1" (4.45 x 3.08)

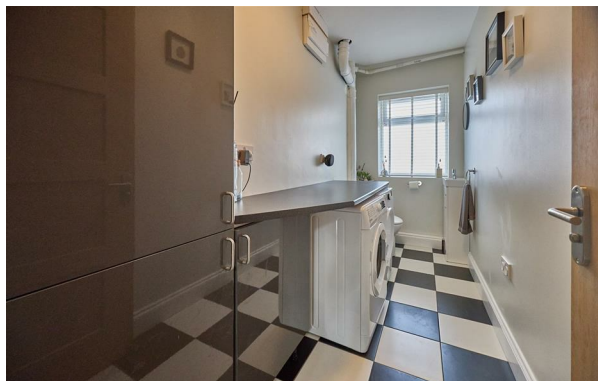
With grey woodgrain laminate wood strip flooring, vaulted ceiling with inset double glazed Velux window with built in blind, UPVC SUDG French doors leading to the rear garden. Communicating door to garage. Door to



UTILITY ROOM/WC TO FRONT

4'5" x 11'6" (1.35 x 3.51)

With a range of gloss grey fitted units consisting of a floor standing cupboard unit, black roll edge working surfaces above, one tall broom cupboard. Appliance recess points, plumbing for automatic washing machine, black and white tiled flooring, white low level WC, vanity sink unit with gloss white cupboard beneath. Wall mounted consumer unit.



FIRST FLOOR LANDING

With radiator, wired in smoke alarm, built in linen cupboard. Loft access, the loft is partially boarded. Attractive white panel interior door to

BEDROOM ONE TO REAR

13'11" x 9'10" (4.26 x 3.00)

With TV aerial point, vaulted ceiling with beam.



BEDROOM TWO TO REAR

12'0" x 10'5" (3.67 x 3.18)

With radiator, built in double wardrobe in white. TV aerial point.



BEDROOM THREE TO REAR

13'6" x 9'0" (4.12 x 2.76)

With built in storage cupboard housing the Baxi gas combination boiler for central heating and domestic hot water. Radiator, TV aerial point.



BEDROOM FOUR TO FRONT

6'7" x 10'8" (2.01 x 3.26)

With radiator.



REFITTED BATHROOM TO FRONT

10'6" x 5'9" (3.21 x 1.76)

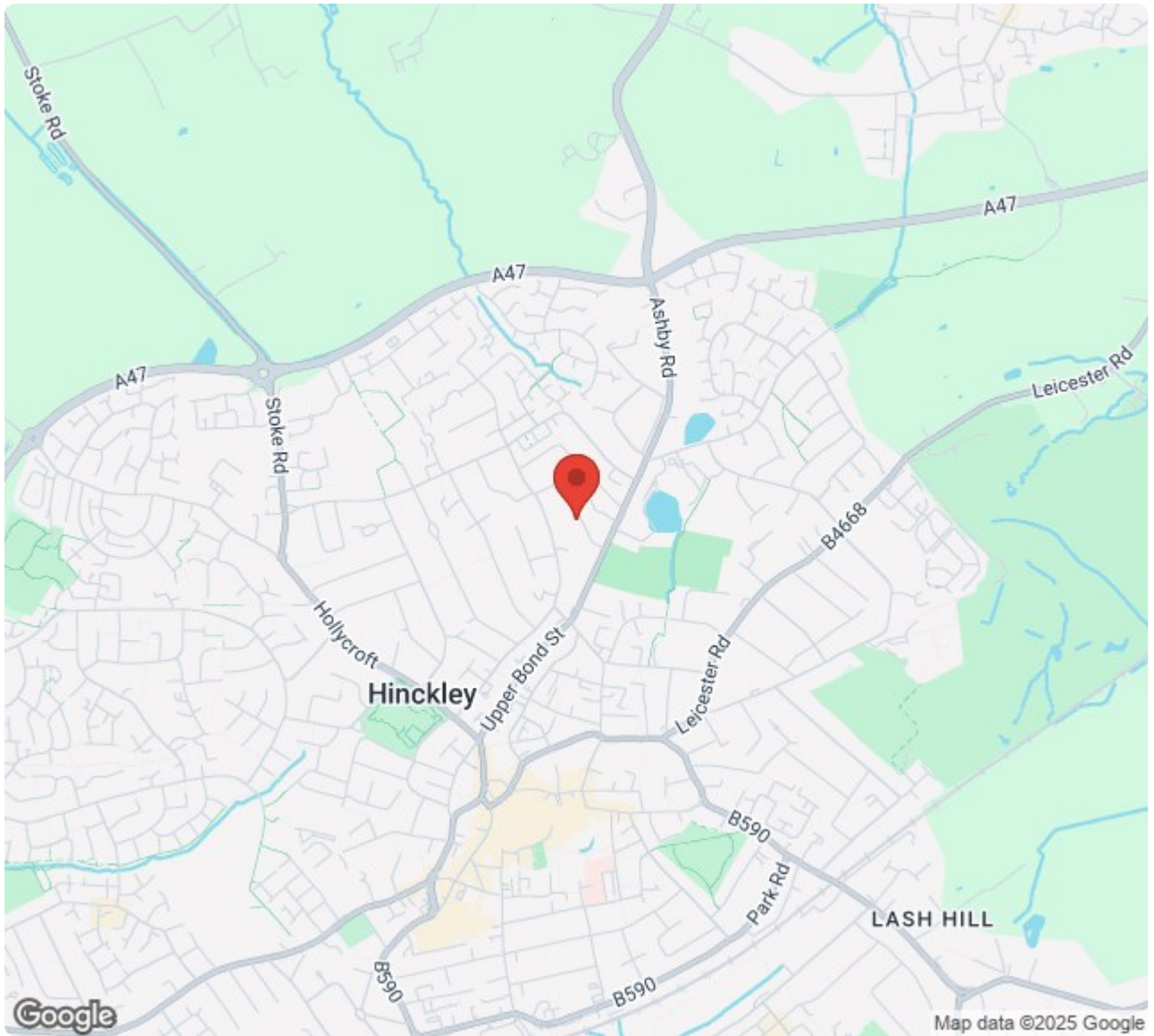
With white suite consisting panelled bath, consisting of an L shaped bath, main shower unit above, glazed shower screen to side, vanity sink unit heated and illuminated mirror with shaver point above. Gloss light grey drawers beneath, low level WC. Grey heated towel rail and inset ceiling spotlights, extractor fan.



OUTSIDE

The property is set back from the road having a impressive frontage screened behind a brick retaining wall having a full width stoned driveway to front offering ample car parking, outside lighting and cold water tap leading to the single integral garage measuring 2.59m x 5.61m with up and over door to front , light and power. A pathway and timber gate leads down the side of the property to a large rear garden which is enclosed by panelled fencing and mature hedging having a full width slabbed patio adjacent to the rear of the property where there is a gazebo with roll down sides. Outside light beyond which the garden is predominantly laid to lawn with raised beds and borders. There is also a raised fish tank into the bottom of the garden with two large sheds. The garden has a sunny aspect.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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 EU Directive 2002/91/EC		



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