

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 77 RUGBY ROAD, HINCKLEY, LE10 0QA

**ASKING PRICE £185,000**

Attractive, traditional bay fronted terraced house on a large plot with double garage to rear. Popular and highly convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, leisure centre, parks, bars and restaurants and good access to the A5 and M69 motorway. Well presented and much improved including white panel interior doors, wooden flooring, feature fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room, kitchen and utility room/WC. Two double bedrooms and bathroom with shower cubicle. Front and long well kept sunny rear garden with driveway and double garage to rear. Viewing recommended. Carpets and blinds included.





## TENURE

Freehold  
Council Tax Band A

## ACCOMMODATION

Attractive UPVC SUDG front door to

### LOUNGE TO FRONT

11'10" x 13'10" (3.63 x 4.23)

With feature fireplace having ornamental white wood surrounds, raise marble finish hearth and backing incorporating a living flame pebble effect gas fire, laminate wood strip flooring, double panelled radiator. Two matching wall lights, coving to ceiling, feature wood panelled wall. White wood panel and glazed door to



### INNER LOBBY

With useful under stairs storage cupboard housing the meters, with lighting.

### DINING ROOM TO REAR

11'10" x 12'1" (3.63 x 3.70)

With feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a living flame pebble effect gas fire, radiator with surrounding ornamental radiator cover, TV aerial point, door and stairway to first floor. White wood panel and glazed door leads to



### FITTED KITCHEN TO REAR

9'10" x 6'1" (3.01 x 1.87)

With a range of white fitted kitchen units consisting inset single drainer resin sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and four drawer unit. contrasting roll edge working surfaces above with inset four ring gas hob unit, double oven with grill beneath. Integrated extractor hood above. Further matching range of wall mounted cupboard units, appliance recess points. UPVC SUDG door to rear. Door to



### UTILITY ROOM/WC TO REAR

6'6" x 5'8" (1.99 x 1.74)

With white suite consisting low level WC, wall mounted sink unit, double panelled radiator. Fitted roll edge working surface, appliance recess points, plumbing for automatic washing machine. Venting for tumble dryer.



### FIRST FLOOR LANDING

With large loft access with extending timber ladder for access. Attractive white four panelled interior doors to

### BEDROOM ONE TO FRONT

11'9" x 11'2" (3.60 x 3.42)

With feature original black Victorian cast iron fireplace, built in wardrobe over the stairway, coving to ceiling, double panelled radiator.



### BEDROOM TWO TO REAR

12'4" x 8'11" (3.78 x 2.72)

With feature display fireplace with ornamental wood surrounds, fitted shelving to side alcove. Radiator, coving to ceiling.



### BATHROOM TO REAR

6'1" x 10'0" (1.87 x 3.06)

With white suite consisting of a double ended panelled bath, fully tiled shower cubicle with glazed shower door and rain shower above, pedestal wash hand basin, low level WC. Contrasting tiled surrounds. Door to airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water (new as of 2023 still under warranty) with double panelled radiator.



### OUTSIDE

The property is nicely set back from the road screened behind the original blue brick paved retaining wall, having a decorative stoned front forecourt with raised bed. a covered shared side entry leads to the rear of the property, adjacent to the rear of the house is a slabbed rear yard with outside tap and lighting. Beyond which is a long fenced and enclosed rear garden with a full width slabbed patio beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. To the top of the garden is a further slabbed and stoned area with surrounding beds and to the top of the garden is a double garage to rear.



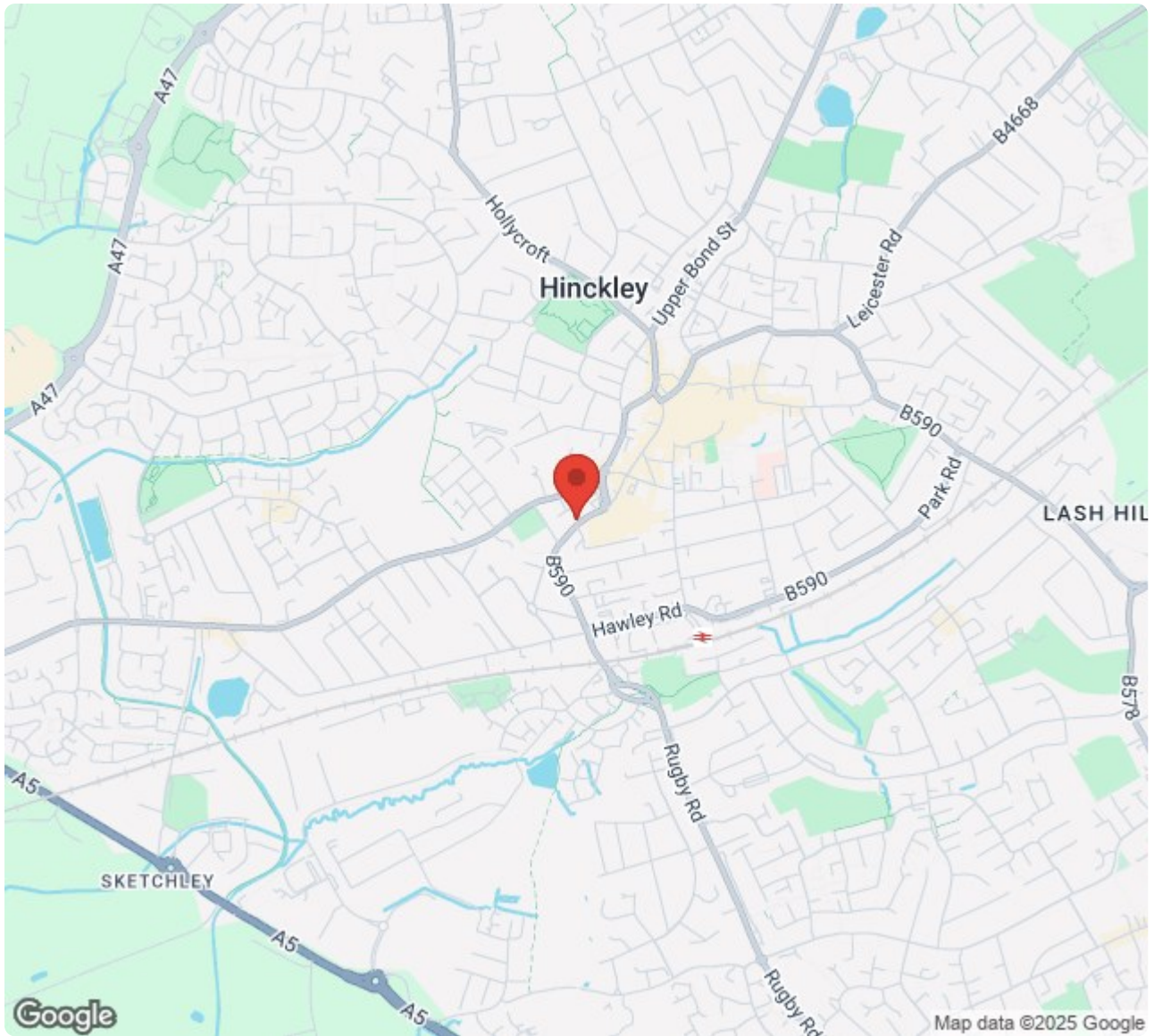
## DOUBLE GARAGE

25'6" x 14'3" (7.78 x 4.35)

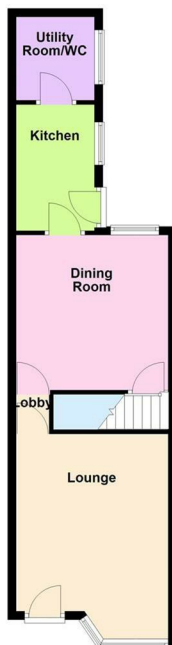
With a up and over door to front and pedestrian door, rear pedestrian door and window. Light and power, workbench and stoned driveway to front.



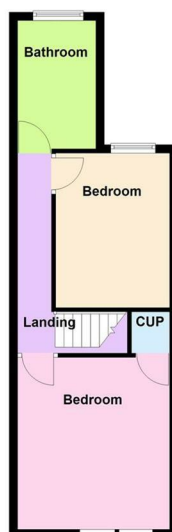




Ground Floor



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		
	67	79
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		
England & Wales EU Directive 2002/91/EC		



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