

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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63 STATION ROAD, HINCKLEY, LE10 1AP

£249,000

NO CHAIN! Attractive traditional bay fronted semi detached family home. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentist, leisure centre, parks, bars and restaurants and good access to major road links. Well presented benefiting from white panelled interior doors, laminate wood strip flooring, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, open plan through lounge diner, kitchen, rear lobby, separate WC and brick store. Three bedrooms and bathroom with shower. Good sized front and enclosed rear garden with rear access for parking. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold

Council tax band B

ACCOMODATION

UPVC SUDG door leads to

ENTRANCE HALLWAY

With stairway to the first floor, radiator, laminate wood strip flooring and under stairs storage cupboard which houses the fuse box and electric meter. White wood panelled door leads to

OPEN PLAN LOUNGE DINING KITCHEN

25'3" x 18'9" max (7.71 x 5.73 max)

With laminate wood strip flooring throughout, four double panelled radiators, TV aerial point, aluminium sliding doors to the rear garden.

Kitchen area with a range of floor standing wood units with black rolled edged working surface above and an inset one and a half resin drainer sink with mixer tap. Neff hob with Lamona oven beneath and extractor above. A further range of matching wall mounted cupboard units, tiled splash backs, appliance recess points. UPVC SUDG door to



REAR LOBBY

With two UPVC SUDG doors, one leading to the front and one leading to the rear garden. White panelled interior door leadings to the separate WC. A further white panelled interior doors to a brick built store

SEPERATE WC

4'3" x 2'11" (1.31 x 0.90)

With low level WC, pedestal wash hand basin with tiled splash back and tiled flooring.



FIRST FLOOR LANDING

With smoke alarm and white wood panelled interior door to

BEDROOM ONE TO FRONT

16'6" x 12'7" max (5.05 x 3.84 max)

With three double panelled radiators.



BEDROOM TWO TO REAR

13'5" x 11'7" (4.10 x 3.54)

With double panelled radiator and cupboard housing the Worcester gas combination boiler for central heating and domestic hot water.



BEDROOM THREE TO REAR

7'0" x 9'3" (2.14 x 2.82)

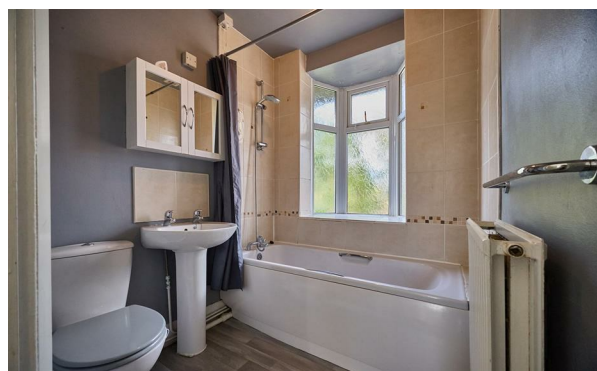
With radiator.



BATHROOM TO FRONT

5'11" x 6'0" (1.82 x 1.85)

White panelled bath with mixer tap and shower attachment above. Low level WC, pedestal wash hand basin with tiled splash back and wall mounted double fronted mirror cupboard above. Vinyl flooring, half tiled surrounds, double panelled radiator and extractor fan. Loft access.

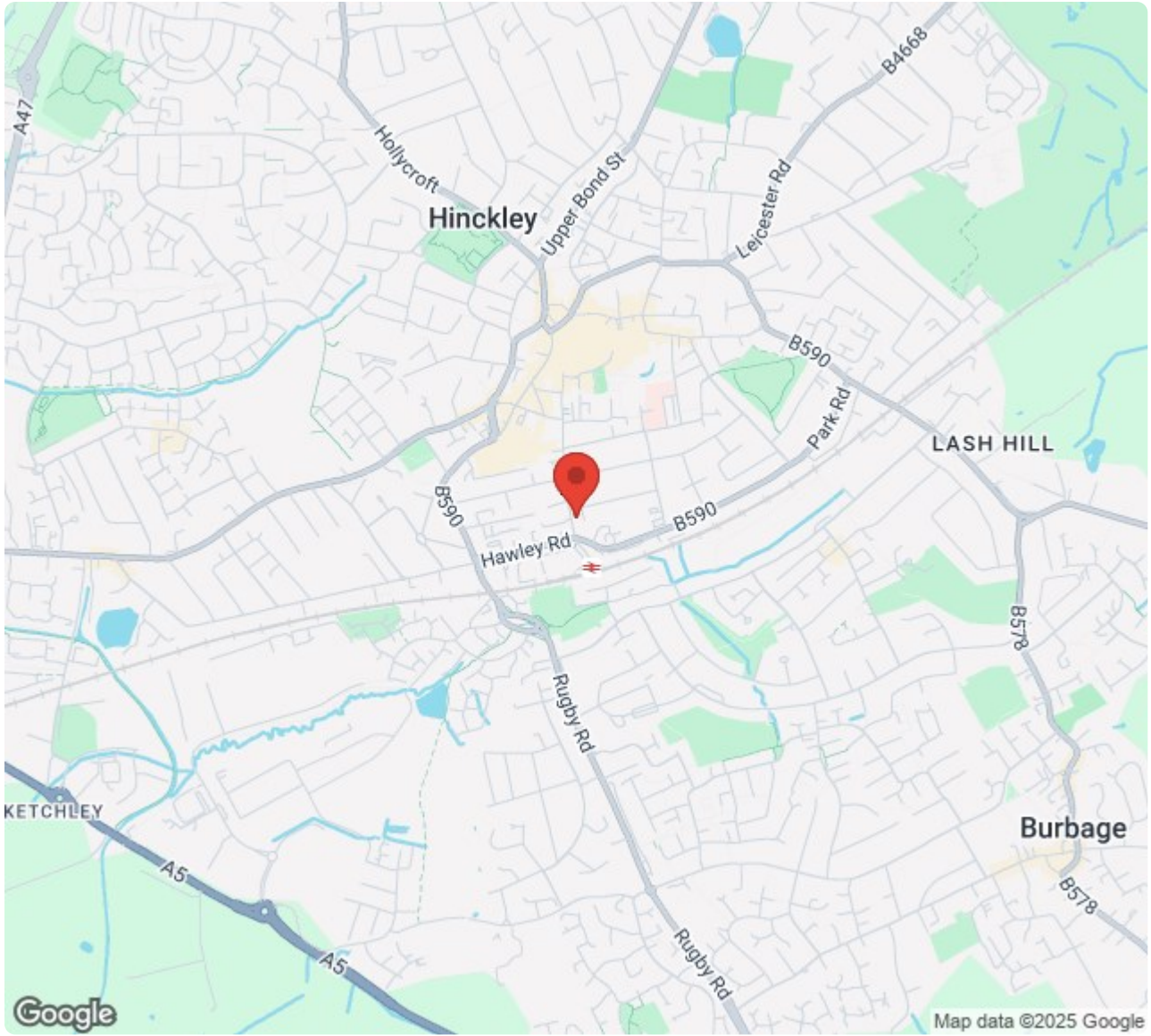


OUTSIDE

The property is nicely situated set back from the road with the front garden principally laid in slate chipping with surrounding borders for easy maintenance. A slabbed stepped pathway leads down the side of the property to the rear lobby. To the rear of the property there is a good sized fenced and enclosed garden with a slabbed patio adjacent to the rear of the house. The remainder of the garden is principally laid to lawn, there is a further slabbed pathway that leads to the bottom of the garden, where there is a stoned seating area. A rear driveway is enclosed by double gates which offer access to a road accessed via Springfield Road.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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