

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

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121 RUGBY ROAD, HINCKLEY, LE10 0QB

OFFERS OVER £220,000

Vastly improved and refurbished traditional semi detached family home. 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. Immaculately presented with flare including white panelled interior doors, porcelain tiled flooring, feature fireplace, refitted kitchen and bathroom, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, rear lobby and UPVC SUDG conservatory/utility room. Three good bedrooms and bathroom with shower. Hard standing to front and god sized sunny rear garden with three sheds. Viewing highly recommended. New carpets, blinds and white goods included.



TENURE

Freehold
Council Tax Band A
EPC Rating D

ACCOMMODATION

Attractive grey UPVC SUDG and leaded front door with outside light to

ENTRANCE HALLWAY

With porcelain tiled flooring, radiator, wired in smoke alarm. Inset ceiling spotlights, dogleg stairway to first floor. Attractive white panel and etched glazed door to

LOUNGE TO FRONT

14'3" x 13'7" (4.35 x 4.16)

With feature fireplace having ornamental white surrounds, raised tiled hearth and backing incorporating a living flame coal effect gas fire. Radiator, porcelain tiled flooring with under floor heating with individual thermostat, chrome power points and light switches. Inset ceiling spotlights, radiator. Door to useful walk in under stairs storage cupboard with fitted shelving, also housing the meters and wall mounted gas condensing combination boiler for central heating and domestic hot water. Lighting.



REFITTED DINING/KITCHEN TO REAR

8'0" x 16'11" (2.46 x 5.18)

With a fashionable range of gloss light grey fitted kitchen units with soft close doors, consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting black granite glitter finish roll edge working surfaces above with inset four ring stainless steel gas hob unit, single oven with grill beneath, stainless steel extractor hood above. Porcelain tiled splashbacks. Further matching range of wall mounted cupboard units, one tall larder unit. Appliance recess points, appliances are included. Porcelain tiled flooring, inset ceiling spotlights and wired in smoke alarm. Doorway to



REAR LOBBY

With porcelain tiled flooring, one wall light. Vaulted ceiling with Velux window. UPVC SUDG double glazed door leads to a UPVC SUDG conservatory.



REFITTED BATHROOM TO REAR L SHAPED

6'2" x 8'2" (1.90 x 2.50)

With white suite consisting panelled bath, mixer tap and shower attachment above, glazed shower screen to side. Vanity sink unit with gloss grey double cupboard beneath, illuminated mirror fronted and heated bathroom cabinet above, low level WC, contrasting porcelain tiled surrounds including the flooring, extractor fan. Chrome heated towel rail and inset ceiling spotlights.



CONSERVATORY

8'2" x 6'9" (2.49 x 2.06)

With porcelain tiled flooring, double power point, one wall light. UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With wired in smoke alarm, loft access. Attractive white panelled interior doors to

BEDROOM ONE TO FRONT

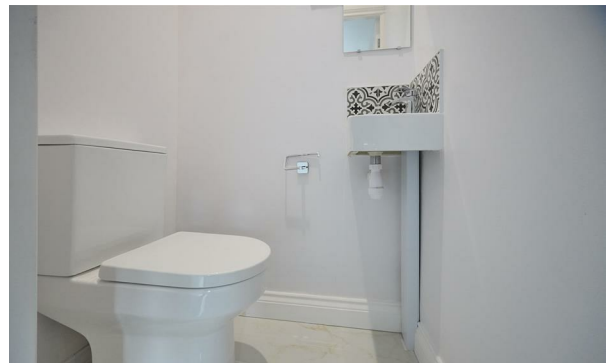
13'10" x 10'4" (4.22 x 3.15)

With feature original Victorian style cast iron fireplace in white and black, radiator, inset ceiling spotlights. Door to



EN-SUITE CLOAKROOM

With white suite consisting low level WC, wall mounted sink unit and tiled splashbacks, mirror above. Porcelain tiled flooring, extractor fan and inset ceiling spotlights.



BEDROOM TWO TO REAR

12'4" x 8'2" (3.76 x 2.50)

With feature original black cast iron Victorian fireplace, radiator, inset ceiling spotlights.



BEDROOM THREE TO REAR

8'6" x 9'4" (2.61 x 2.86)

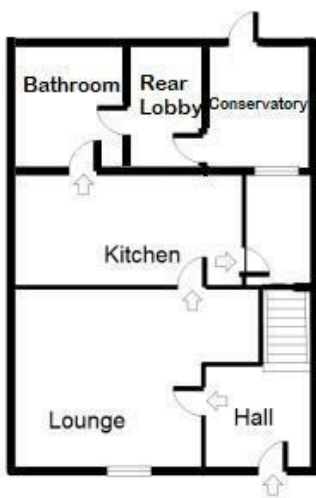
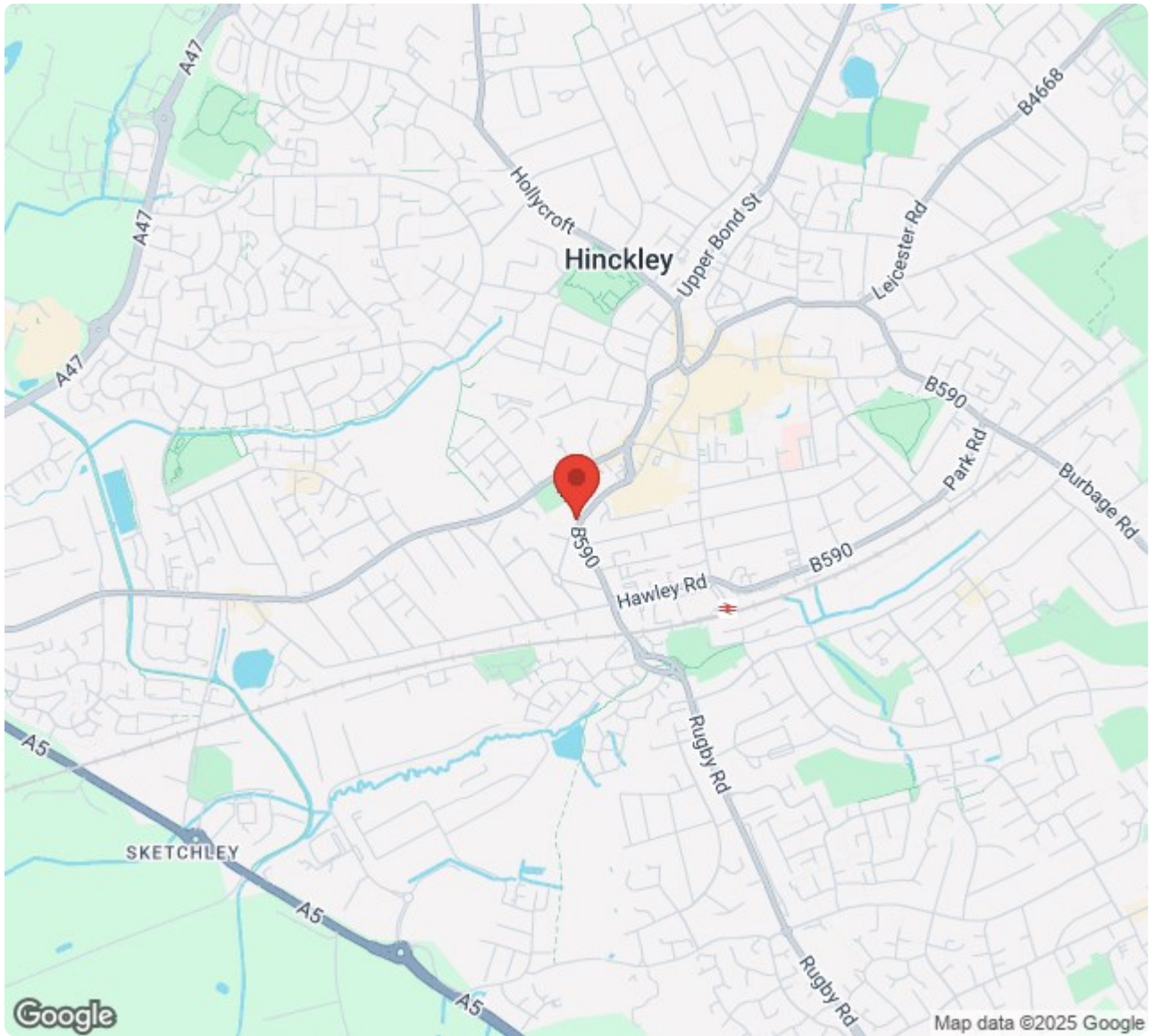
With radiator, inset ceiling spotlights. USB points in all bedrooms.



OUTSIDE

The property is set back from the road having a full width concrete hard standing to front, a timber gate and pathway lead down the side of the property to the good sized fully fenced and enclosed rear garden which has a deep full width slabbed patio adjacent to the rear of the property where there is an outside tap and light and two timber sheds, beyond which the garden is principally laid to lawn. To the top of the garden is a further large timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		64
(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		
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