



## 138 STRATHMORE ROAD, HINCKLEY, LE10 0LS

OFFERS OVER £230,000

NO CHAIN. Extended, professionally modernised, vastly improved and refurbished (nearing completion) traditional bay fronted semi detached family home. Popular and convenient location within walking distance of Westfield Junior and Infant School, the town, The Crescent, train and bus stations, the Leisure Centre and with good access to major road links. Immaculately presented including having been replastered and rewired, white panelled interior doors, wooden flooring, refitted kitchen and shower room, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall and 33.3 ft open plan living dining kitchen. 3 bedrooms and shower room. Wide driveway and good sized sunny rear garden with garden store. Viewing highly recommended. Carpets and blinds included



**TENURE**

FREEHOLD

**ACCOMMODATION**

UPVC SUDG front door to

**ENTRANCE HALLWAY**

with oak finish laminate wood strip flooring. Stairway to first floor. Archway to

**OPEN PLAN REFITTED LIVING DINING KITCHEN**

15'1" x 33'3" (4.60 x 10.16)

**LIVING AREA TO FRONT**

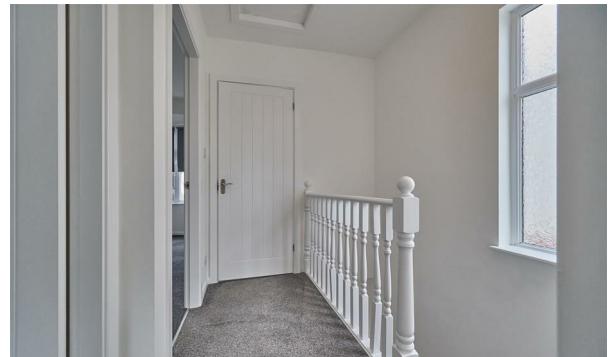
with oak finish laminate wood strip flooring. Three single panelled radiators

**REFITTED DINING KITCHEN AREA TO REAR**

with a fashionable range of grey fitted kitchen units with chrome fittings and soft closing doors consisting inset black 1.1/2 bowl single drainer resin sink unit with mixer taps above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Oak working surfaces above. Inset BOSCH four ring ceramic hob unit. BOSCH single fan assisted oven with grill beneath. Plasma design chimney extractor above. Tiled splashbacks. Further matching range of wall mounted cupboard units and one tall larder unit housing the gas condensing combination boiler with built in programmer for central heating and domestic hot water. Appliance recess points. Plumbing for automatic washing machine. Oak finish laminate wood strip flooring. Radiator. Vaulted ceiling with inset spotlights and two double glazed Velux windows. Wired in heat detector. Door to walk in understairs storage cupboard with white fitted meter cupboard. Oak finish laminate wood strip flooring. UPVC SUDG French doors to rear garden and UPVC door to the side of the property

**FIRST FLOOR LANDING**

with white spindle balustrades. Wired in smoke alarm. Loft access. Attractive white panelled interior door to



## FRONT BEDROOM ONE

13'2" x 8'11" (4.02 x 2.74)

with single panelled radiator, with bay window.



## BEDROOM TWO TO REAR

8'6" x 10'10" (2.61 x 3.31)

with single panelled radiator



## BEDROOM THREE TO REAR

6'6" x 7'6" (2.00 x 2.29)

with single panelled radiator



## REFITTED SHOWER ROOM

5'11" x 5'4" (1.81 x 1.64)

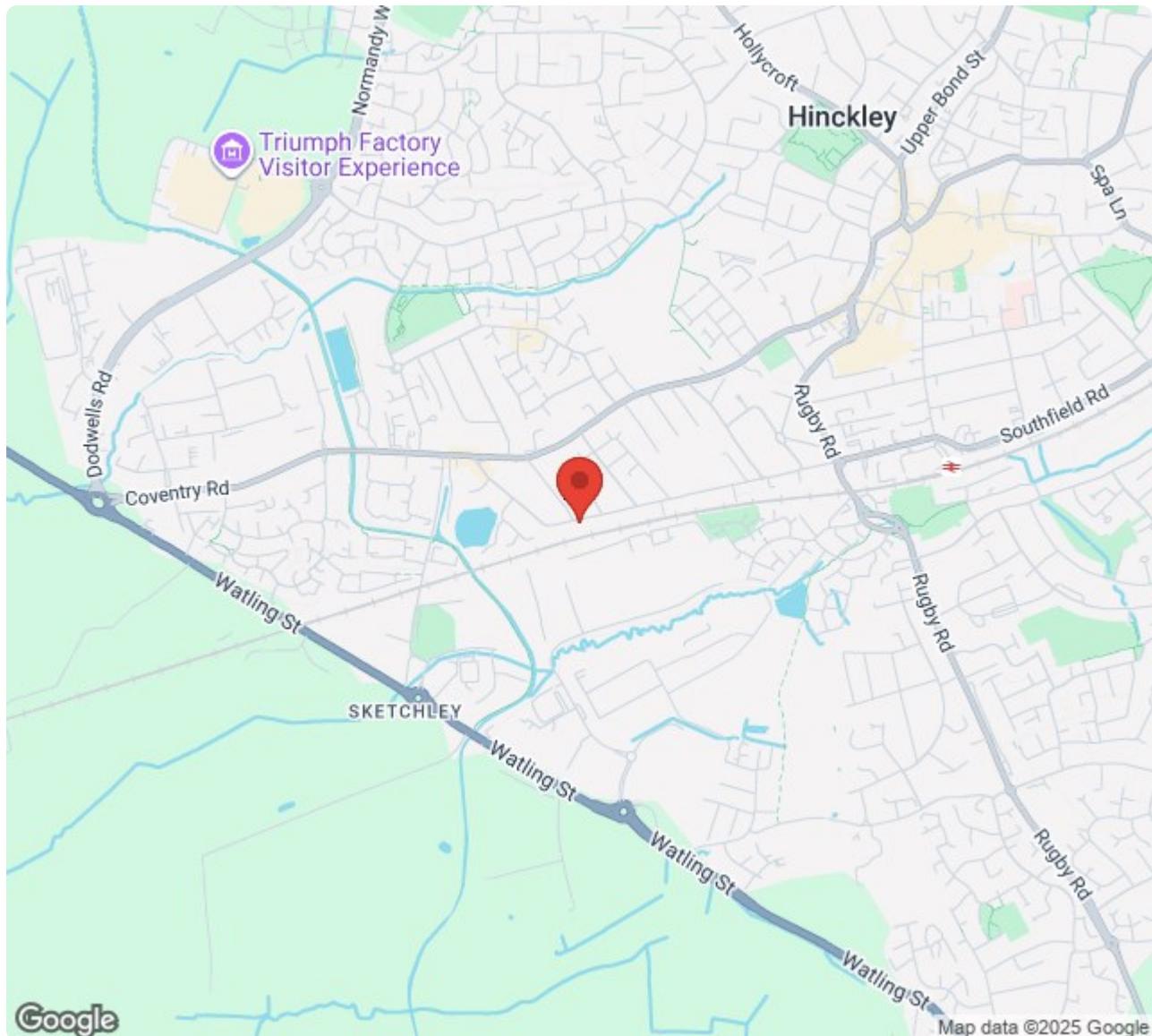
with white suite consisting fully tiled quadrant corner shower cubicle with glazed shower door. Wall mounted vanity sink unit with grey double cupboard beneath with soft closing doors. White gloss white bathroom cabinet with mirror above. Low level WC. Contrasting fully tiled surrounds including the flooring. Grey heated towel rail. Inset ceiling spotlights. Extractor fan.



## OUTSIDE

The property is set back from the road, having a full width tarmacadam driveway to front. A pathway leads down the side of the property to the good sized fenced and enclosed rear garden which has a sunny aspect. The garden is principally laid to lawn with slabbed pathway to brick store with UPVC SUDG door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

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