

Scrivins & Co

Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



45 ASHBY ROAD, HINCKLEY, LE10 1SG

OFFERS OVER £325,000

Impressive extended vastly improved and refurbished traditional bay fronted semi detached family home. . Sought after and convenient location within walking distance of the town centre, the Crescent, local schools, doctors, dentist, train and bus stations, leisure centre and good access to major road links. Well presented including oak panelled interior doors, coving, feature fireplace, spindle balustrades, luxury open plan living dining kitchen with under floor heating, LVT flooring, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hallway, lounge and living dining kitchen. Three bedrooms and family bathroom with shower. Wide driveway to detached garage. Enclosed sunny rear garden with bar/store. Carpets, blinds and light fittings included.



TENURE

Freehold

Council Tax Band B

EPC Rating C

ACCOMMODATION

Open canopy porch with inset ceiling spotlights. Attractive composite front door leads to the

ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades and double panelled radiator. There is a cupboard which houses the electric meter, gas meter and consumer unit and has luxury vinyl tiled flooring. Door to the under stairs storage cupboard with light. Attractive oak panelled interior door to



LOUNGE TO FRONT

10'11" x 13'0" into bay (3.34 x 3.97 into bay)

With coving side alcoves in oak, feature fireplace with tiled hearth and tiled backing and oak mantle. Coving to ceiling and TV and telephone point. Oak panelled interior door to



SEPARATE WC

With low level WC and vanity sink unit, tiled flooring and inset ceiling spotlights and extractor fan. There is also under floor heating.



EXTENDED LIVING/DINING/KITCHEN

24'6" x 17'2" (7.48 x 5.24)

With a fashionable range of floor standing cupboard units with Quartz working surfaces above, one and a half bowl stainless steel sink with mixer taps above and cupboard beneath. Integrated Beko double ovens and grill, appliance recess points and integrated dishwasher. Large island unit with Quartz working surfaces and cupboards beneath and an integrated induction four ring electric hob with built in extractor fan as well as a pull out bin. Pull out useful storage cupboards, further range of wall mounted cupboard units, inset ceiling spotlights and six Velux windows. Aluminium double glazed sliding doors to the rear garden with fitted blinds and tiled flooring. There is also under floor heating in the kitchen. TV aerial point and Quartz upstands and switches to the outside lighting. Attractive oak panelled interior door to



UTILITY ROOM

5'0" x 8'11" (1.53 x 2.74)

With tiled flooring and a fashionable range of fitted kitchen units with inset stainless steel sink and drainer with mixer taps above and cupboard beneath. Plumbing for automatic washing machine and appliance recess points, further matching range of wall mounted cupboard units and tiled splashbacks. One cupboard houses the Ideal gas combination boiler for central heating and domestic hot water and new UPVC SUDG door to the side.

LANDING

With loft access and is partially boarded. Attractive white panelled interior door to

BEDROOM ONE TO FRONT

10'11" x 12'9" (3.35 x 3.91)

With coving to ceiling, double panel radiator, fitted blinds and TV aerial point.



BEDROOM TWO TO REAR

11'10" x 10'11" (3.63 x 3.33)

With coving to ceiling, one double and one single mirror fronted wardrobes are included, double panel radiator.



BEDROOM THREE TO FRONT

10'2" x 7'10" (3.11 x 2.40)

With one fitted double wardrobe with rail and shelving, double panel radiator.



FAMILY BATHROOM TO REAR

7'3" x 7'3" (2.21 x 2.22)

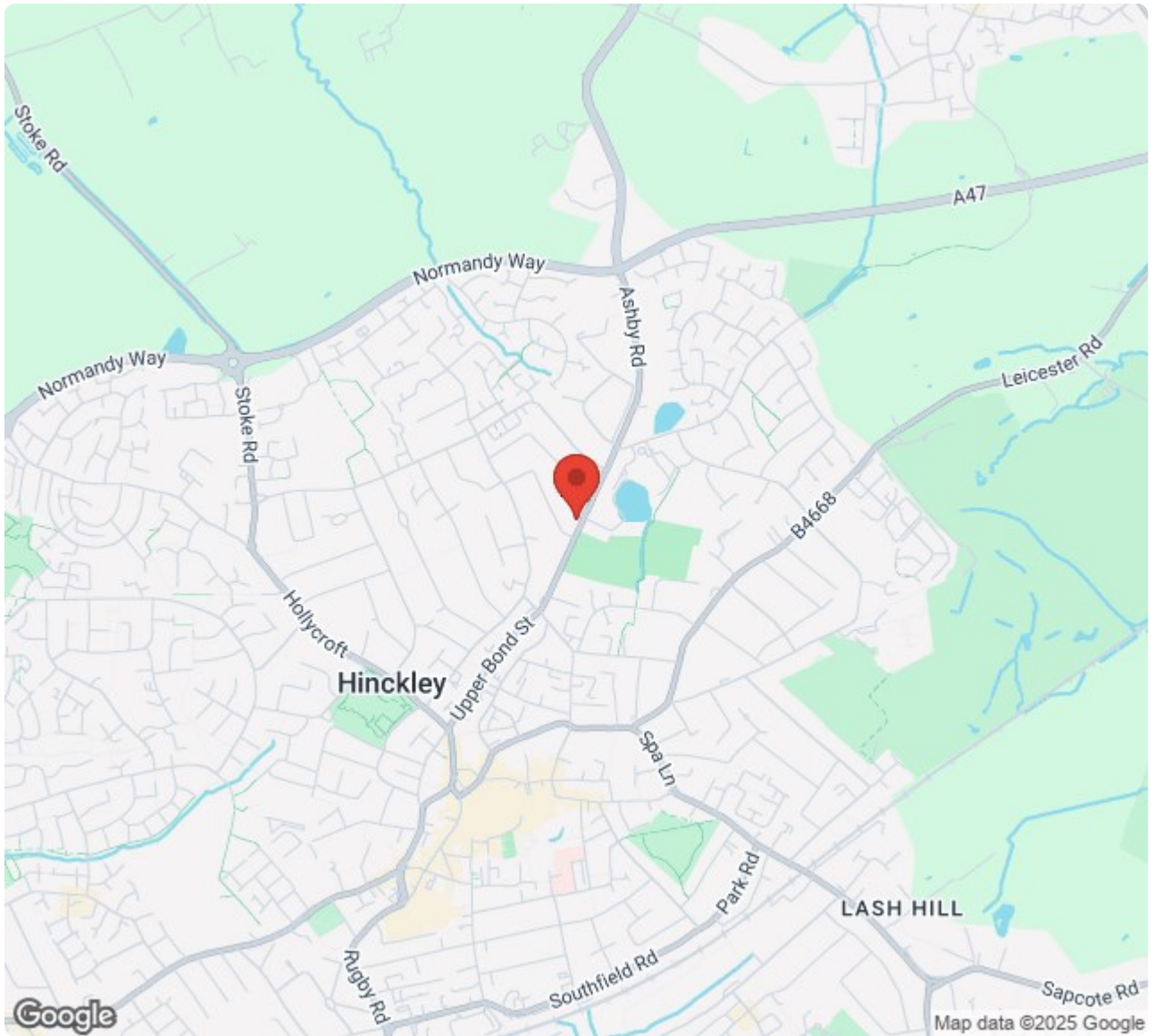
With white suite consisting panel bath with mixer shower above and tiled surrounds, low level WC, pedestal wash hand basin, vinyl flooring, inset ceiling spot lights and chrome heated towel rail.



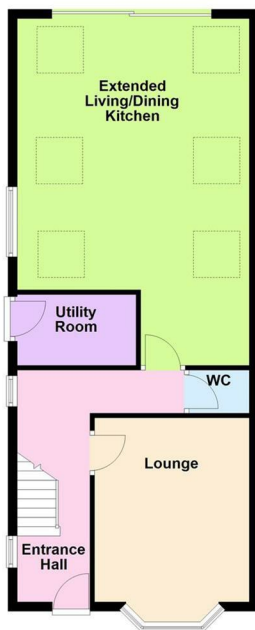
OUTSIDE

The property is nicely situated set well back from the road with a block paved driveway to front offering ample car parking with raised surrounding beds and a brick retaining wall and air fencing. There is a shared block paved pathway which is down the side of the property to a detached block built garage with electric up and over door to front. The garden is fenced and enclosed, adjacent to the rear of the property is a slabbed patio area with low level brick retaining wall. Some of the pathway leads to the top of the garden where there is a timber decking area. The rest of the garden is laid to lawn. The rear of the garage is a room which is currently used as a bar with inset ceiling spotlights and light and power. The garage measures approximately (7.57m x 2.53m).

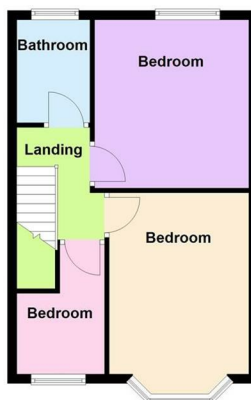




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	72	
(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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