

Scrivins & Co

Sales & Lettings

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

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190 ASHBY ROAD, HINCKLEY, LE10 1SW

OFFERS OVER £525,000

Impressive four bedroom detached family home on a large plot. 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 white panelled interior doors, oak strip flooring, feature fireplace, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, dining room, lounge, breakfast kitchen, pantry, utility room and separate WC. Four good sized bedrooms (main with en suite bathroom) and family bathroom. Good sized driveway to front leading to a single garage and large enclosed rear garden with summerhouse. Carpets, blinds, shutters, some light fittings and Range Cooker included. Other items of furniture available via separate negotiation.



TENURE

Freehold

Council Tax Band E

ACCOMMODATION

Composite black panelled front door to

ENTRANCE HALLWAY

With stairway to the first floor, tiled flooring, radiator with surrounding radiator cover. Telephone point, door to an under stairs storage cupboard and a white panelled interior door to



DINING ROOM TO FRONT

18'7" max x 12'1" (5.67 max x 3.69)

With a feature fireplace with stone hearth and backing and mantle. Oak strip flooring, radiator and TV aerial point.



LOUNGE TO REAR

21'1" x 11'6" (6.45 x 3.51)

With oak strip flooring, radiator, TV aerial point cable connection point. UPVC SUDG doors leading to the rear garden.



L SHAPED BREAKFAST KITCHEN TO REAR

17'6" x 14'6" max (5.34 x 4.44 max)

With a range of gloss cream floor standing kitchen units with solid wood working surface above, inset one and a half bowl stainless steel drainer sink with mixer taps. A range of integrated appliances including an under counter freezer and dishwasher. A Rangemaster Range cooker (included) with extractor above and green tiled splashbacks. A further range of matching wall mounted cupboard units. A breakfast bar with matching solid working surface. Radiator, inset ceiling spotlights and tiled flooring. UPVC SUDG door leading to the side of the property and folding white panelled interior door to



PANTRY

7'0" x 5'1" (2.15 x 1.55)

With radiator, tiled flooring and space for a fridge freezer, washing machine or tumble dryer.

SEPARATE WC

3'3" x 6'6" (1.01 x 2.00)

With low level WC, pedestal wash hand basin, tiled flooring, radiator, fully tiled surrounds and extractor fan.



UTILITY ROOM

9'10" x 6'3" (3.00 x 1.91)

With cream floor standing cupboard units with wood effect working surfaces above and inset stainless steel sink with mixer tap. Under counter space for a fridge, freezer and washing machine. Wall mounted Viessmann gas boiler. Radiator and vinyl flooring. White panelled interior door to the garage.



FIRST FLOOR LANDING

With radiator and loft access, the loft houses the water tank. White panelled interior door to

BEDROOM ONE TO REAR

9'10" x 15'7" (3.01 x 4.76)

With radiator, TV aerial point, cable connection point and telephone point. Shutter blinds included. White panelled interior door to



EN SUITE BATHROOM TO FRONT

9'8" x 8'3" (2.97 x 2.52)

With a white four piece suite consisting of a roll top free standing bath with mixer tap and shower attachment, a large corner shower cubicle with two shower attachments, sliding shower screen and tiled surrounds, low level WC and pedestal wash hand basin with wall mounted double mirror fronted cabinet above. Vertical radiator, wood panelled surrounds, inset ceiling spotlights, tiled flooring and shutters to windows.



BEDROOM TWO TO FRONT

16'4" x 12'0" (4.99 x 3.68)

With radiator.



BEDROOM THREE TO REAR

11'11" x 11'6" (3.64 x 3.51)

Currently being used as an office/ study. With radiator and cable connection point.

BEDROOM FOUR TO REAR

8'3" x 6'8" (2.54 x 2.05)

With radiator.



FAMILY BATHROOM TO FRONT

10'6" x 6'2" (3.22 x 1.89)

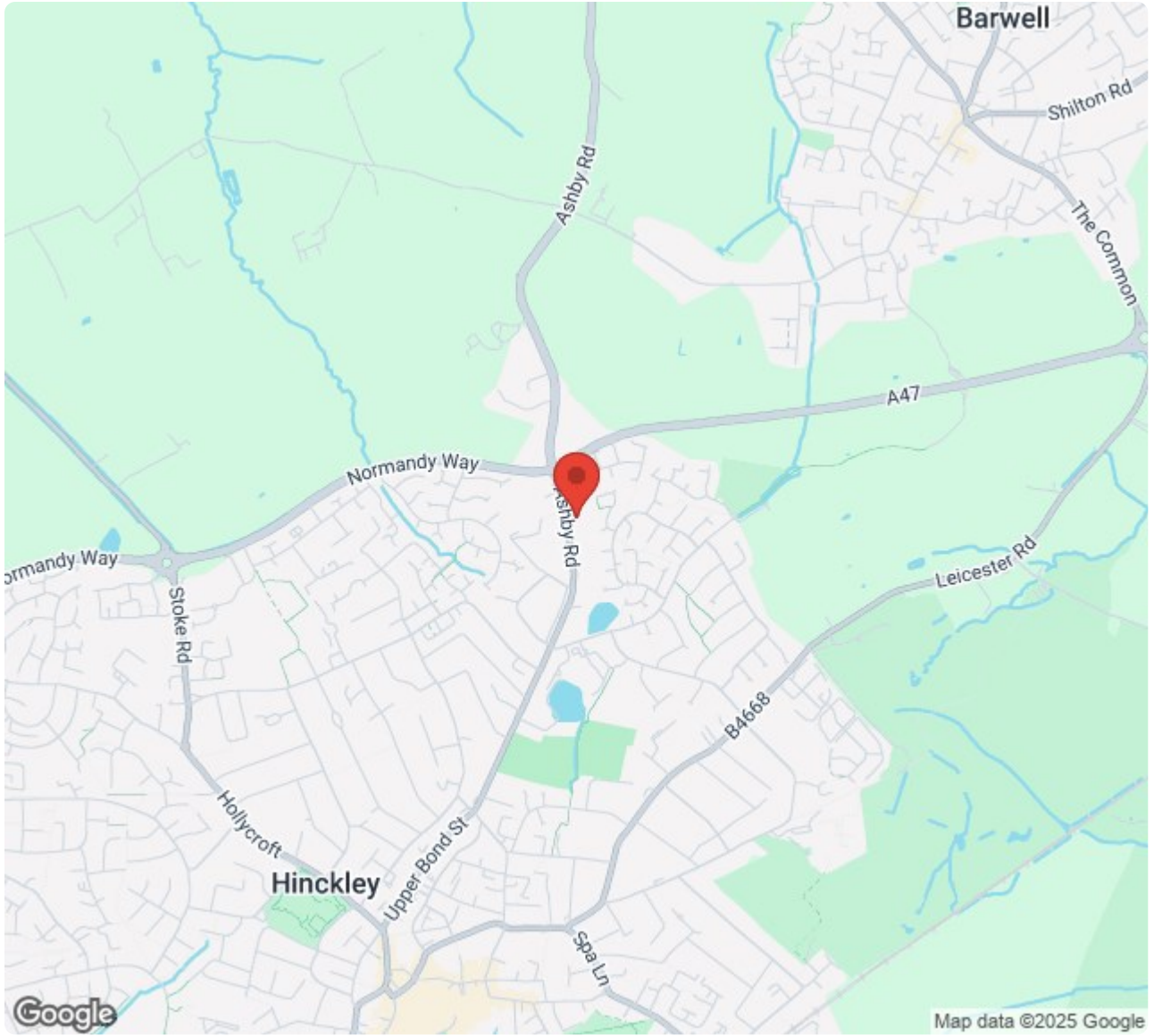
With a four piece suite consisting of a corner shower cubicle with mains shower attachment above, tiled surrounds and sliding shower screen surrounding. Panelled bath with mixer tap and shower attachment, low level WC and vanity sink unit. Chrome heated towel rail and vinyl flooring.



OUTSIDE

The property is nicely situated set well back from the road with a good sized stoned driveway to front and a lawned area to side enclosed by a low brick retaining wall and wrought iron gates and railings. The driveway leads to the single garage (4.16m x 3.00m). With up and over door to front, lighting and power and houses the consumer unit, gas and electric meters. A slabbed pathway leads down the left hand side of the property offering access to the fully fenced and enclosed large rear garden which has a slabbed patio adjacent to the rear of the property, with outside tap and lighting, beyond which the garden is principally laid to lawn with surrounding borders edged by railway sleepers. To the top of the garden is a large summer house.





Total area: approx. 180.7 sq. metres (1944.9 sq. feet)

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