

# 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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



**81 ESKDALE ROAD, HINCKLEY, LE10 0NW**

**£220,000**

Attractive traditional bay fronted semi detached family home on a good size plot with garage to rear. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors dentists, bars and restaurants, leisure centre and with good access to A5 and M69 motorway. Benefits from panelled interior doors, refitted shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, dining kitchen. Three bedrooms and shower room. Driveway to front. Well kept front and enclosed rear garden, garage and parking to rear. Carpet, curtains and light fittings included.





## TENURE

Council tax Band B

Freehold

## ACCOMMODATION

UPVC SUDG front door to

## ENTRANCE HALLWAY

3'8" x 3'6" (1.13 x 1.08)

With double panel radiator, smoke alarm, panel door to

## LOUNGE

12'5" x 15'5" (3.80 x 4.70)

With two double panelled radiators, feature electric fire, TV aerial point, telephone point. Panel door to



## KITCHEN DINER

15'5" x 11'1" (4.71 x 3.39)

With a range of floor standing beech wood kitchen cupboard units with chrome handles, laminated wood effect working surfaces, stainless steel drainer sink with chrome mixer tap. Gas two ring hob, further matching range of wall cupboard units. UPVC SUDG door for side access. Bifolding doors to under stairs storage cupboard/pantry housing the fuse board, electric meter with electrics.



## FIRST FLOOR LANDING

5'7" x 8'1" (1.71 x 2.48)

With panel door to

### BEDROOM ONE TO FRONT

8'7" x 15'5" (2.62 x 4.71)

With single panel radiator, mirror fronted built in wardrobes with shelving and hanging rails.



### BEDROOM TWO

8'3" x 11'3" (2.54 x 3.44)

With single panel radiator, built in wardrobes with shelving and hanging rail, one containing the valiant combination boiler for domestic hot water and gas central heating.



### BEDROOM THREE

5'9" x 7'10" (1.77 x 2.41)

With single panel radiator, built in wardrobes with shelving and hanging rail.



### SHOWER ROOM

5'6" x 5'8" (1.68 x 1.75)

With vinyl flooring, low level WC, pedestal wash hand basin with chrome taps, glazed shower enclosure with bar shower, loft access, double panel radiator.

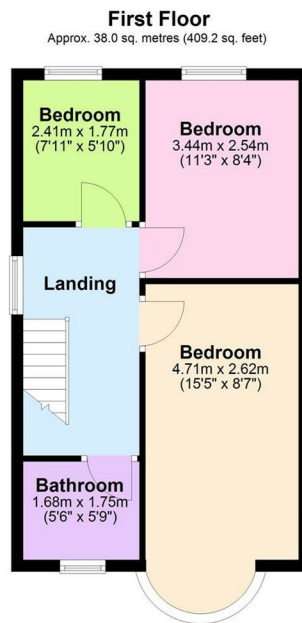
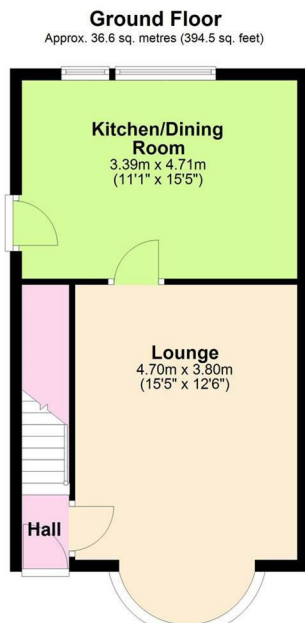
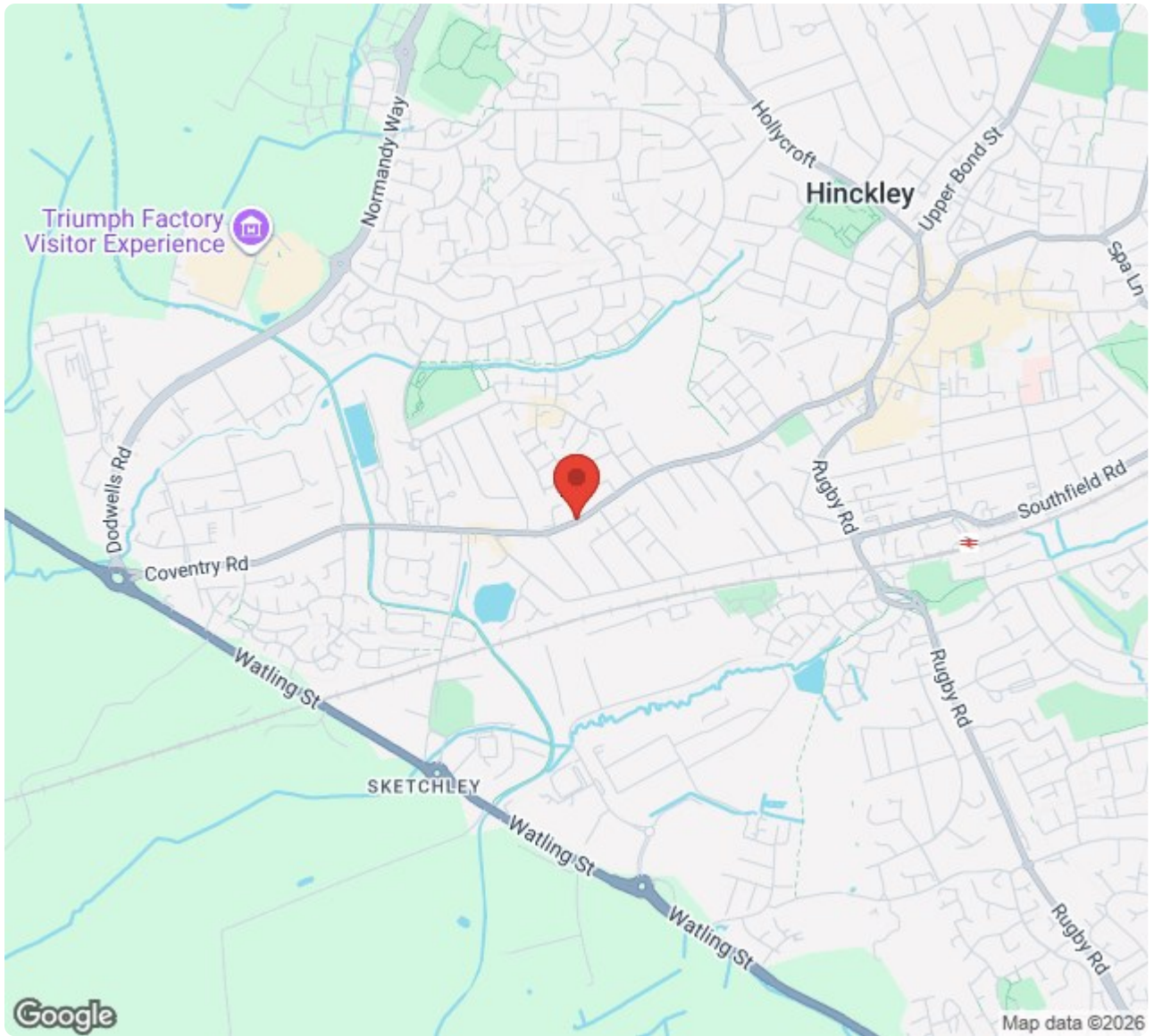


### OUTSIDE

Outside property to front is a double width driveway consisting of block paving and decorative stone. Timber gate for rear access to the back garden. Outside the property to rear is a block paved patio adjacent to the rear of the house, outbuildings including a WC and storage. The garden is predominately laid to lawn, fenced and enclosed, concrete slab path leading to the rear towards a prefabricated garage, low level fence with gate and parking beyond. Outside lighting and a outside tap in the WC.







Total area: approx. 74.7 sq. metres (803.7 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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