Scrivins & Co Sales & Lettings

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# 64 NETHERLEY ROAD, HINCKLEY, LE10 0RF

## OFFERS OVER £240,000

Traditional bay fronted semi detached home on a good size plot. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, leisure centre, parks, bars and restaurants, Asda Superstore and good access to major road links. Well presented including feature fireplaces, tiled flooring, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, through lounge diner, kitchen and conservatory. Three bedrooms (one with fitted wardrobes) and re fitted shower room. Block paved driveway to front and enclosed good sized rear garden with garage. Carpets, blinds and light fittings included.







## TENURE
Freehold
Council Tax Band B

## ACCOMMODATION
UPVC SUDG door to the

## ENTRANCE PORCH
With lighting and a further UPVC SUDG door to the

## ENTRANCE HALLWAY
With stairway to first floor, radiator, smoke alarm and a wood panelled door to an under stairs storage cupboard which houses the Baxi gas boiler. Also housing the gas and electric meters and the consumer unit. Wood panelled interior door to the

## THROUGH LOUNGE/DINING ROOM
24'4" x 10'5" max (7.44 x 3.20 max )



## LOUNGE AREA
With a feature fireplace with stone hearth and backing incorporating a coal effect gas fire with wooden mantle surrounding. TV aerial point, radiator, telephone point and coving to ceiling.



## DINING AREA
With a further feature fireplace with tiled backing and wooden mantle surrounding, radiator, coving to ceiling and UPVC SUDG French doors to the conservatory.



**CONSERVATORY TO REAR**
12'2" x 9'5" (3.71 x 2.88)
With power, TV aerial point and UPVC SUDG French doors to the rear garden.



**KITCHEN TO REAR**
5'10" x 9'1" (1.79 x 2.78)
With a range of white floor standing fitted kitchen units with roll edge working surfaces above, inset stainless steel drainer sink with mixer tap abnd tiled splashbacks. Space for an under counter washing machine and space for a cooker. A further range of matching wall mounted cupboard units. Tiled flooring.



**FIRST FLOOR LANDING**
With loft access, the loft is partially boarded with lighting. Smoke alarm. Wood panelled interior door to

**BEDROOM ONE TO FRONT**
11'6" x 10'5" max (3.51 x 3.20 max)
With radiator, TV aerial point and doors to an airing cupboard with shelving and housing the water tank.



**BEDROOM TWO TO REAR**
12'5" x 8'7" (3.79 x 2.63)
With a range of fitted wardrobe units consisting of two double wardrobes with cupboards above and a cupboard unit beneath with sliding door. Radiator, TV aerial point and telephone point.



## BEDROOM THREE TO FRONT

5'11" x 6'2" (1.81 x 1.89)

With radiator, TV aerial point and telephone point.



## REFITTED SHOWER ROOM TO REAR

5'9" x 6'6" (1.76 x 2.00)

With a corner shower cubicle with shower attachment and sliding shower screen surrounding, low level WC, vanity sink unit with a double cupboard beneath. A range of fitted cupboards and drawers. Grey heated towel rail, fully tiled surrounds including the flooring. Inset ceiling spotlights and wall mounted mirror fronted illuminated cabinet and extractor fan.

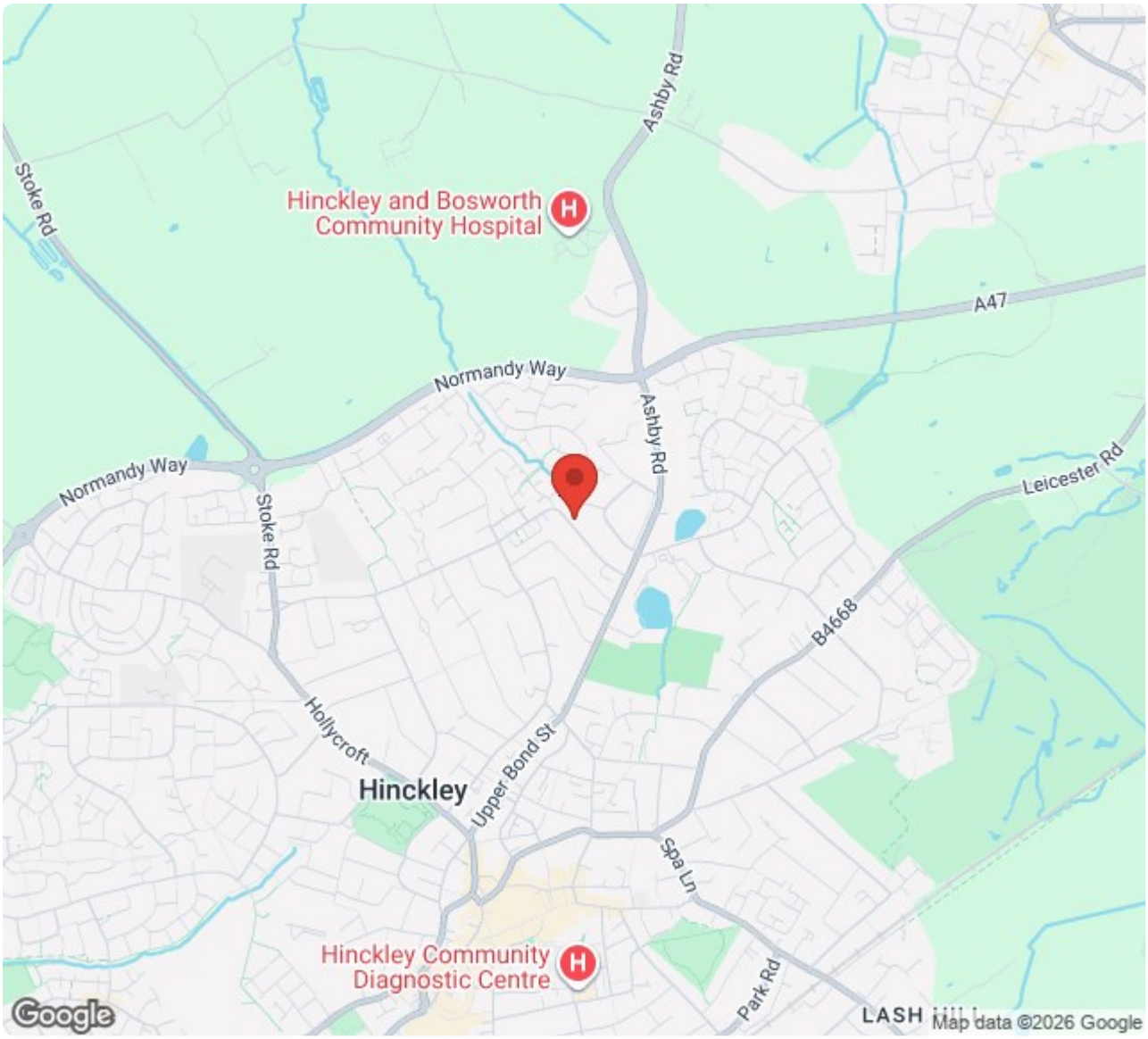


## OUTSIDE

The property is nicely situated set back from the road with a block paved driveway to front leading to the front door. A shared pathway leads down the side of the property where a wrought iron gate offers access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked beds. To the top of the garden is a timber shed. Single garage with double wooden doors to front with lighting and power.





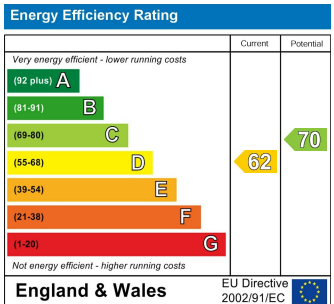


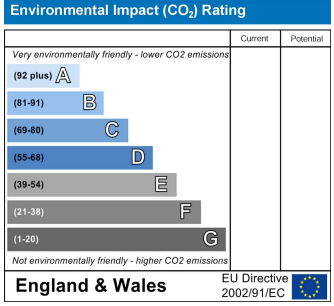

## Ground Floor




## First Floor

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