

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**16 LANGDALE ROAD, HINCKLEY, LE10 0NS**

**OFFERS OVER £260,000**

Extended and vastly improved and refurbished traditional semi detached family home of character overlooking a park to rear. Sought after and convenient location within walking distance of the town centre, the Crescent, train and bus stations, doctors, dentists, Westfield Junior School, Ashby Canal, bars and restaurants and good access to the A5 and M69 motorway. Immaculately presented including white panelled interior doors, new UPVC SUDG windows through out the property, wooden flooring, spindle balustrades, feature stone fireplace, refitted kitchen and bathroom, gas central heating. Spacious accommodation offers entrance hallway, lounge, dining room kitchen, utility station, rear lobby and separate WC. Three bedrooms (one with fitted wardrobes) and shower room. Driveway to front and large well kept rear garden with shed. Carpets, some curtains and blinds included.



## TENURE

Freehold

Council tax band B

## ACCOMMODATION

Attractive composite and SUDG door to

## ENTRANCE HALLWAY

With stairway to the first floor and white panelled interior door to

## FRONT LOUNGE

12'6" x 15'7" (3.83 x 4.75)

With feature stone fireplace incorporating a living flame coal effect gas fire. Radiator, two matching wall lights, Tv aerial point, telephone point.

## DINING ROOM TO REAR

15'8" x 10'11" (4.78 x 3.35)

With Amtico wood grain flooring, radiator, coving to ceiling, built in full height display and book shelving. UPVC SUDG door to the side of the property. Under stairs storage cupboard with shelving, electric meter and houses the Valiant gas combination boiler.



## RE FITTED KITCHEN TO REAR

11'10" x 8'11" (3.62 x 2.73)

With a range of matte grey fitted kitchen units with soft close doors consisting inset black single drainer resin sink with chrome mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer units with contrasting grey working surfaces above and four ring induction hob unit. Stainless steel chimney extractor above and tiled splashbacks. A range of wall mounted cupboard units. Integrated fan assisted oven with grill, microwave oven and dishwasher. Amtico wood grain flooring and inset ceiling spot lights. Door to a utility station with fitted roll edge working surface, appliance recess points, plumbing for washing machine light and power.



## REAR LOBBY

With radiator and UPVC SUDG door to the rear garden. Door to

### SEPARATE WC

With white suite consisting low level WC, vanity sink unit with cupboard beneath, tiled splashbacks and Amtico wood grain flooring.



### FIRST FLOOR LANDING

With white spindle balustrades, coving, smoke alarm and loft access.



### FRONT BEDROOM ONE

15'2" x 9'8" (4.64 x 2.95)

With radiator and coving.



### REAR BEDROOM TWO

11'0" x 9'8" (3.36 x 2.95)

With a range of fitted bedroom furniture in white consisting of two double wardrobe units. Radiator and coving.



### BEDROOM THREE TO REAR

5'10" x 7'10" (1.80 x 2.41)

With laminate wood strip flooring, coving and radiator.



## REFITTED SHOWER ROOM TO FRONT

5'4" x 5'7" (1.64 x 1.72)

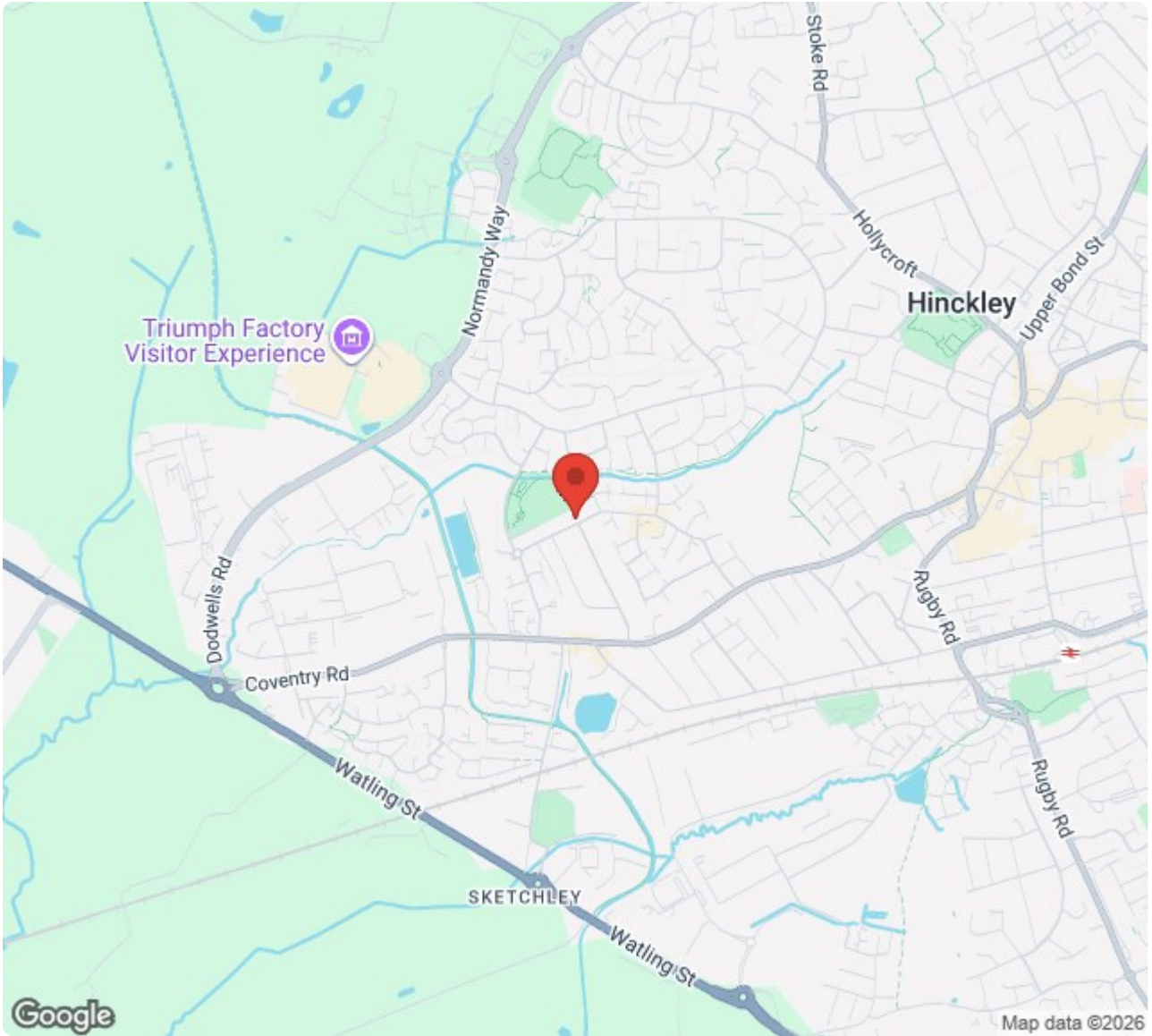
With white suits consisting of a fully tiled shower cubical with overhead rain and handheld shower and glazed shower doors. Vanity sink unit with drawers beneath, low level WC, contrasting fully tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spot lights and extractor fan.



## OUTSIDE

The property is set back from the road screened behind mature hedging having a full width slabbed driveway to front. A slabbed pathway and timber gate lead down the side of the property to the good sized fenced and enclosed rear garden with an Indian Sandstone patio adjacent to the rear of the property with outside tap. Beyond which the garden is principally laid to lawn with surrounding beds. A further Indian Stone slabbed patio. To the top of the garden is a large timber shed. Two apple trees. A timber gate at the bottom of the garden leads to Langdale Park.

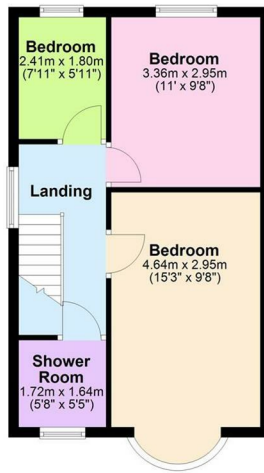




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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