



28 FOREST ROAD, HINCKLEY, LE10 1HB

ASKING PRICE £290,000

Extended vastly improved and refurbished traditional bay fronted semi detached family home on a large sunny plot. Sought after and convenient location within walking distance of the town centre, The Crescent, local schools, train and bus station, doctors, dentists, parks, bars and restaurants and good access to the A5 and M69 motorway.

Well presented including panelled interior doors, spindle balustrades, wooden flooring, refitted kitchen and bathroom, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge, extended open plan living/dining/kitchen with bi-fold doors. Three bedrooms and bathroom with shower. Wide driveway and good sized sunny rear garden with two sheds. Viewing recommended. Carpets, blinds and Range cooker included.



TENURE

Freehold

Council Tax Band C

ACCOMMODATION

Attractive UPVC SUDG and leaded front door to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, radiator. Digital programmer and thermostat for the central heating system. Original stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath with lighting, this also houses the meters. Attractive white six panel interior doors to



SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, contrasting tiled surrounds including the flooring, extractor fan and radiator.



LOUNGE TO FRONT

11'5" x 13'2" (3.48 x 4.03)

With double panelled radiator, TV aerial point, matching wall lights. Door to



EXTENDED OPEN PLAN LIVING/DINING KITCHEN TO REAR

22'8" x 17'7" (6.92 x 5.37)



LIVING/DINING AREA

With oak finish laminate wood strip flooring, two fashionable radiators, vaulted ceiling with inset Velux windows, UPVC SUDG Bi-fold doors leading to the rear garden.



KITCHEN AREA

With a fashionable range of shaker style matt cream fitted kitchen units with soft close doors consisting inset white one and a half bowl ceramic sink unit, mixer tap above, cupboard beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting solid oak working surfaces above. Tiled splashbacks, further matching range of wall mounted cupboard units and one large corner larder cupboard with fitted shelving. Matching breakfast bar, appliance recess points. Cream and black Cook master Range cooker which is included with a five ring gas hob unit, two ovens and grill beneath, black chimney extractor hood above. Plumbing for automatic washing machine, oak finish laminate wood strip flooring, wired in heat detector. Vaulted ceiling with inset double glazed Velux windows, integrated dishwasher.



FIRST FLOOR LANDING

With original white spindle balustrades, loft access. Original white panelled interior doors on the first floor to

BEDROOM ONE TO FRONT

11'5" x 13'6" (3.49 x 4.14)

With radiator.



BEDROOM TWO TO REAR

10'2" x 13'0" (3.11 x 3.97)

With a range of fitted bedroom furniture to the full width of one wall consisting of a three double wardrobe units, one concealing the Valliant gas condensing combination boiler for central heating and domestic hot water, dressing table and display shelving to centre, radiator.



BEDROOM THREE TO REAR

7'2" x 9'2" (2.20 x 2.81)

With radiator.



REFITTED BATHROOM TO FRONT

5'5" x 5'10" (1.66 x 1.79)

With white suite consisting of an L shaped panelled bath, rain shower and handheld shower above, glazed shower screen to side, vanity sink unit with cupboard beneath, low level WC, contrasting tiled surrounds. Chrome heated towel rail and inset ceiling spotlights, grey oak finish laminate wood strip flooring.

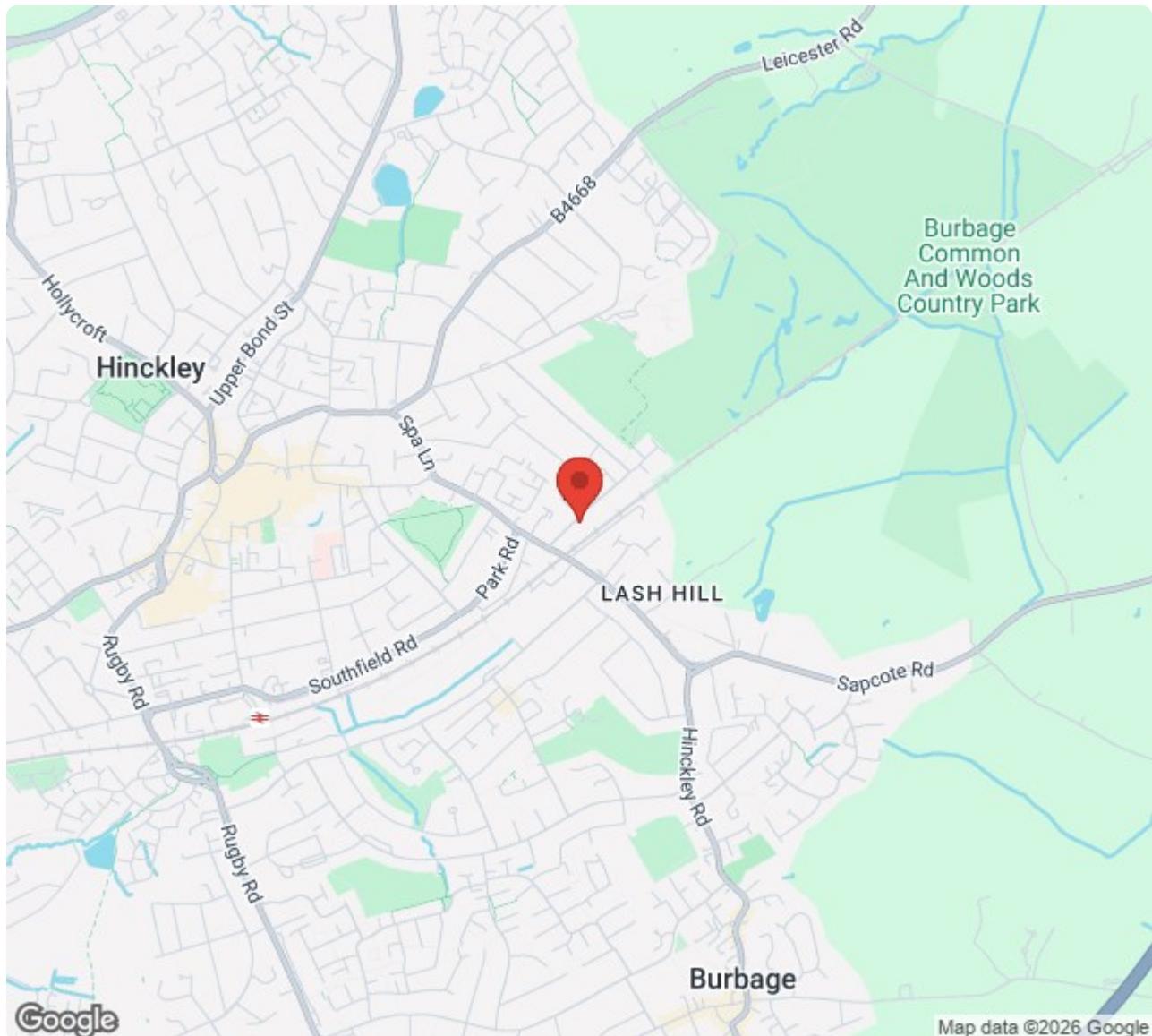


OUTSIDE

The property is set back from the road having a full width hard standing to front, a timber gate and slabbed pathway lead down the side of the property to the good size rear garden which is enclosed by panel fencing and mature hedging having a full width slabbed patio adjacent to the rear of the property having a full width slabbed and decorative stone patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. To the top of the garden are two timber sheds, outside light and tap and the garden has a sunny aspect







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		
EU Directive 2002/81/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		
EU Directive 2002/91/EC		

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