

# 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 W scrivins.co.uk



**46 WELWYN ROAD, HINCKLEY, LE10 1JE**

**ASKING PRICE £285,000**

No Chain. Attractive traditional bay fronted semi detached family home of character on a large plot. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus station, doctors, dentists and good access to major road links. Benefits from original panelled interior doors, wooden flooring, re roofed, gas central heating and UPVC SUDG. Offers entrance porch, entrance hall, lounge and dining kitchen. Three bedrooms and bathroom. Driveway, front and good sized mature rear garden with brick built WC and store. New roof. Contact agents to view. Carpets, curtains and blinds included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

UPVC SUDG and leaded front door to

## ENTRANCE PORCH

With quarry tiled flooring, original white panel and glazed front door to

## ENTRANCE HALLWAY

With single panel radiator, telephone point, doorbell chimes, stairway to first floor with under stairs storage cupboard beneath with fitted shelving also houses the meters, original wood panelled door to



## LOUNGE TO FRONT

14'2" x 11'5" (4.34 x 3.50)

With feature stone fireplace having a raised marble hearth incorporating a living flame coal effect gas fire, radiator, laminate wood strip flooring, TV aerial lead, coving to ceiling.



## FITTED DINING KITCHEN TO REAR

13'1" x 17'10" (4.00 x 5.46)

The dining area with feature fireplace having ornamental wood surrounds, raised marble and backing incorporating living flame coal effect gas fire, double panel radiator. The kitchen with a range of medium oak fitted kitchen units consisting inset one and a half bowl, single drainer resin sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawers, contrasting roll edge working surfaces above, inset four ring electric ceramic hob unit, single oven with grill beneath, integrated extractor above. Further matching wall mounted cupboard units including one double display with leaded glazed doors, appliance recess points, hard wood and glazed door to the side of the property.



## FIRST FLOOR LANDING

With loft access.

### **BEDROOM ONE TO FRONT**

11'5" x 14'1" (3.48 x 4.30)

With strip pine flooring, radiator, coving to ceiling.



### **BEDROOM TWO TO REAR**

13'2" x 11'5" (4.02 x 3.48)

With built in double and triple wardrobes in white cupboards above, further airing cupboard housing the Baxi gas condensing combination boiler for central heating and domestic hot water (2 years old) with wireless digital programmer.



### **BEDROOM THREE TO FRONT**

5'11" x 7'6" (1.82 x 2.30)

With coving to ceiling.



### **BATHROOM TO REAR**

5'11" x 6'7" (1.81 x 2.02)

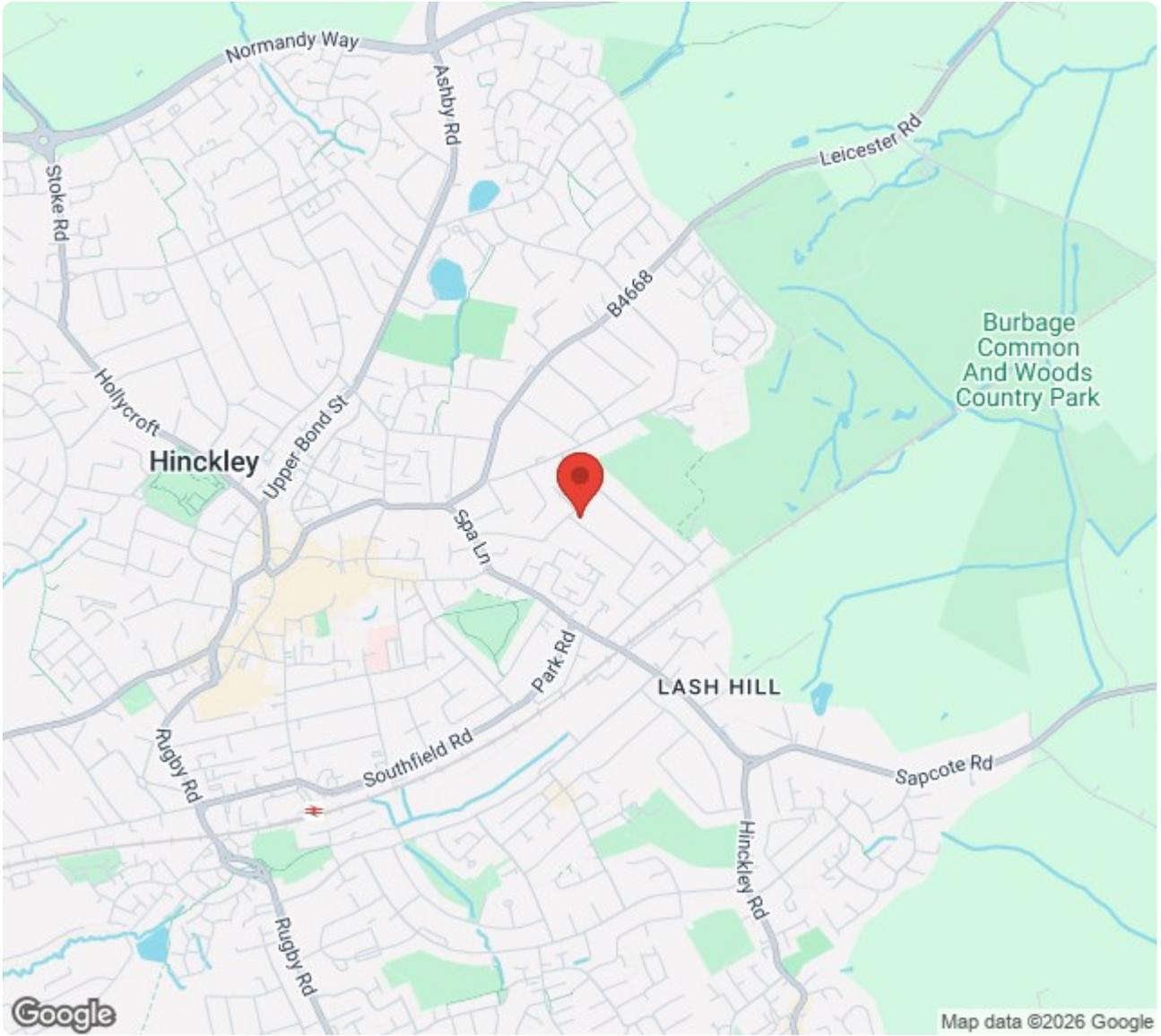
With panelled bath, pedestal wash hand basin, low level WC, contrasting half tiled surrounds, radiator.



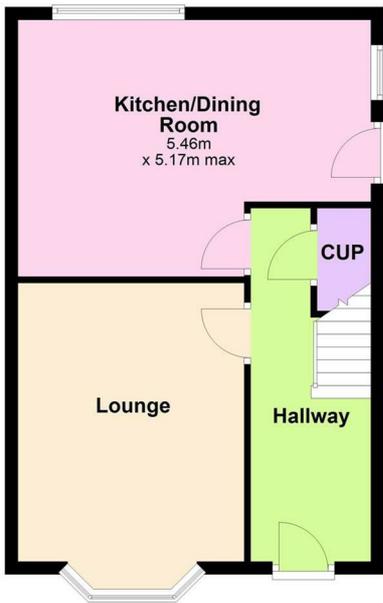
### **OUTSIDE**

The property is set back from the road screened behind a low brick retaining wall. The front garden is principally laid to lawn with surrounding beds, double wrought iron gates offer access to a slab driveway, a slab pathway and timber gate lead down the side of the property attached to the rear of the house is a brick built store and a brick built WC with white low level WC. Beyond which is a large mature rear garden enclosed by panel fencing and mature hedging having a slab patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. There is further beds and borders and mature trees and a timber shed.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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