

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**88 WESTFIELD ROAD, HINCKLEY, LE10 0LU**

**ASKING PRICE £260,000**

Attractive 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, Westfield Junior School, train and bus stations, doctors, dentists, parks, the leisure centre, bars and restaurants and good access to the A5 and M69 motorway.

Well presented and much improved including white panelled interior doors, wooden flooring, multi fuel stove, modern fitted kitchen and bathroom, outside wall insulation, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, lounge, dining kitchen and UVC SUDG conservatory/utility room. Three good bedrooms and bathroom with shower. Impressive driveway offering ample car parking. Large well kept sunny rear garden with shed and greenhouse. Viewing recommended. Carpets included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

Attractive white composite panel and SUDG front door with outside lighting to

## ENTRANCE PORCH

With ceramic tiled flooring, overhead lighting with light and power. UPVC SUDG door leading to

## ENTRANCE HALLWAY

With radiator, inset ceiling spotlights, digital thermostat for the central heating system. Stairway to first floor. Attractive white panel and etched glazed door leading to

## LOUNGE TO FRONT

13'7" x 13'0" (4.16 x 3.98)

With feature fireplace with raised marble hearth, solid oak beam above incorporating a cast iron multi fuel stove, radiator, TV aerial point and coving to ceiling. White panel and etched glazed door leads to



## FITTED DINING KITCHEN TO REAR

16'0" x 9'1" (4.90 x 2.79)

With a range of light oak fitted kitchen units consisting inset single drainer stainless steel sink unit, cupboards beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting black roll edge working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath, black chimney extractor hood above. Further matching range of wall mounted cupboard units. Appliance recess points, grey wood finish laminate wood strip flooring and inset ceiling spotlights. Door to a useful under stairs storage cupboard housing the wall mounted Gloworm gas condensing combination boiler for central heating and domestic hot water it also houses the electric meter, radiator, UPVC SUDG french doors lead to



## CONSERVATORY/UTILITY ROOM

9'4" x 15'2" (2.87 x 4.64)

With a grey wood finish laminate wood strip flooring, light, power, radiator, plumbing for a automatic washing machine, venting for a tumble dryer, it also has a solid roof, UPVC SUDG french doors leading to the rear garden.



## FIRST FLOOR LANDING

With radiator, loft access with extending timber ladder for access, the loft is partially boarded with light and power and a double glazed Velux window. Attractive white six panel interior door leads to

### BEDROOM ONE TO FRONT

13'9" x 9'9" (4.20 x 2.99)

With radiator, coving to ceiling.



### BEDROOM TWO TO REAR

9'8" x 9'1" (2.97 x 2.79)

With radiator.



### BEDROOM THREE TO FRONT

5'10" x 7'6" (1.80 x 2.30)

With radiator, inset ceiling spotlights, with built in double wardrobe over the stairs.



### BATHROOM TO REAR

5'9" x 5'10" (1.77 x 1.80)

With white suite consisting panel bath, mains rain shower and hand held shower above glazed screen to side, low level WC, vanity sink with white cupboard beneath, contrasting fully tiled surrounds including the flooring chrome heated towel rail, wall mounted mirror fronted bathroom cabinet, inset ceiling spotlights, extractor fan.

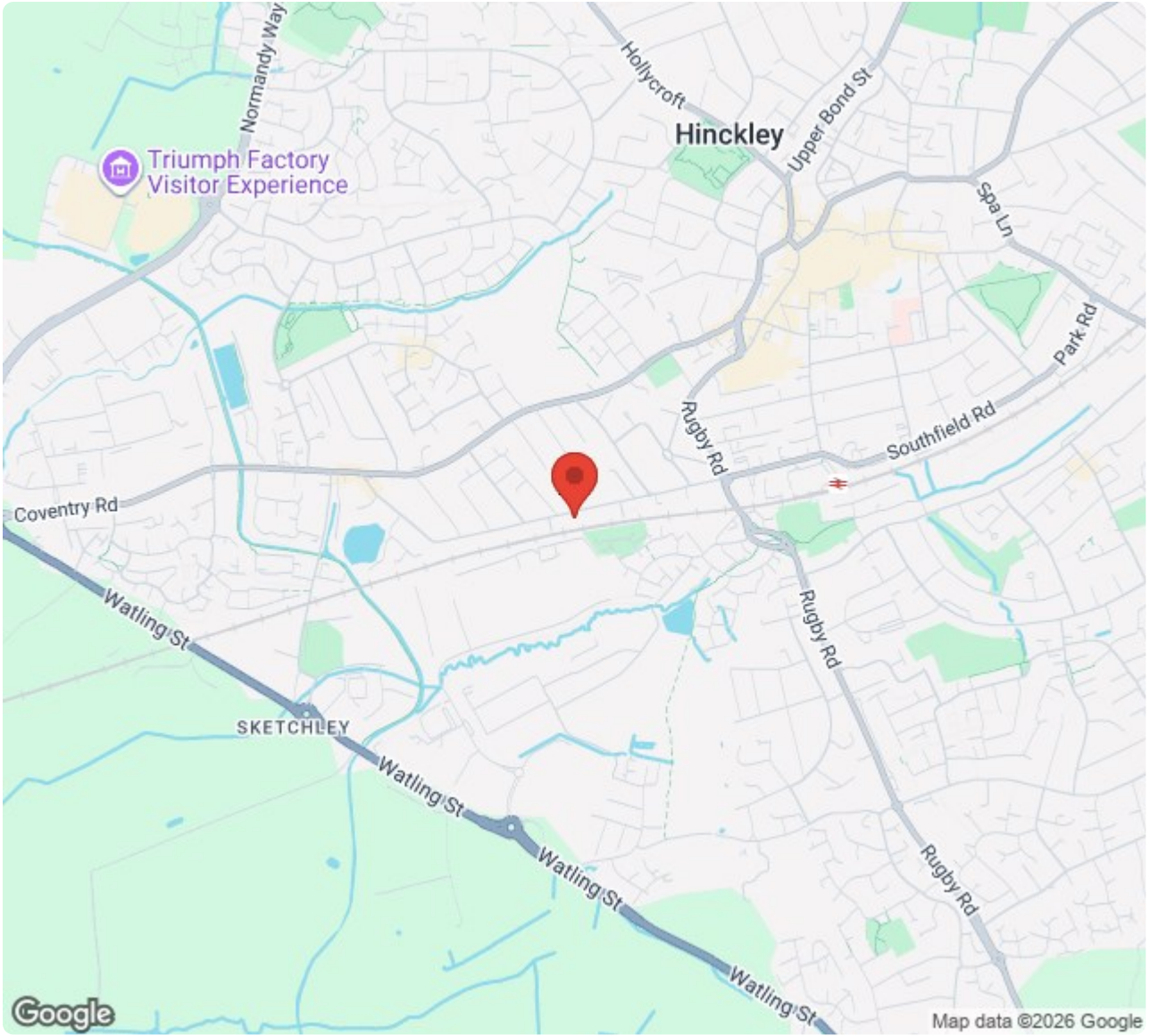


### OUTSIDE

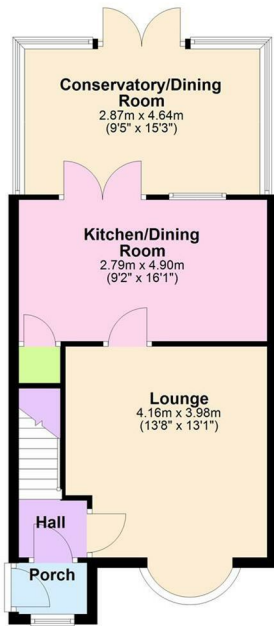
Outside the property is nicely situated set well back from the road having a full width decorative stone driveway to front offering ample car parking, a slabbed block paved pathway lead down the side of the property through a timber gate where there is an outside tap. There is a large fully fenced enclosed sunny rear garden, adjacent to the rear of the house is a deep full width block paved and timber decking patio where there is a gazebo and a small shed and outside power point. The patio is edged by picket fencing and a timber archway leading to the main body of the garden which is principally laid to lawn with surrounding beds and borders. There is also apple and pear trees into the top of the garden is a further timber shed and aluminium greenhouse.



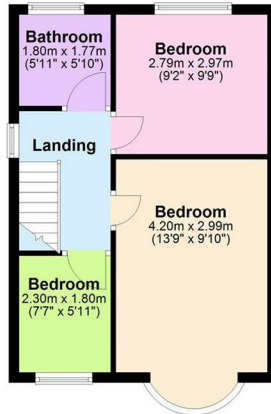




**Ground Floor**



**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			
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