Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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12 SUNNYDALE ROAD, HINCKLEY, LE10 0PB

ASKING PRICE £290,000

Extended vastly improved and refurbished traditional bay fronted four bedroom semi detached family home on a large 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, Ashby Canal and good access to major road links. Immaculately presented including white panelled interior doors, spindle balustrades, coving, ceramic tiled flooring, feature fireplaces, luxury refitted kitchen and shower room, fitted wardrobes, gas central and UPVC SUDG. Spacious accommodation offers open porch, entrance hall, lounge, dining room and open plan breakfast kitchen and utility room. Four bedrooms and shower room. Wide driveway and large well kept rear garden with log cabin, shed and greenhouse. Viewing highly recommended. Carpets and blinds included.







TENURE
Freehold
Council Tax Band B

ACCOMMODATION
Arch topped open porch with grey quarry tiled flooring, wall mounted gas meter. Light at the side of the house above the door. Attractive UPVC SUDG and leaded front door to

ENTRANCE HALLWAY
With grey wood grain ceramic tiled flooring, double panelled radiator. Wireless digital thermostat for the central heating system, coving to ceiling and stairway to the first floor with white spindle balustrades. Attractive white six panelled interior doors to useful under stairs storage cupboard with fitted shelving and lighting, also housing the electric meters and a wall mounted consumer unit, light and power and grey wood grain ceramic tiled flooring. Door to

LOUNGE TO FRONT
13'11" x 10'11" (4.25 x 3.35)
With feature fireplace having ornamental marble surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire, radiator, coving to ceiling, TV points and internet via router.



REFITTED AND EXTENDED BREAKFAST KITCHEN TO REAR
15'10" x 9'8" (4.84 x 2.95)

KITCHEN AREA
With a fashionable range of sage matt green fitted kitchen units with soft close doors with inset single drainer sink unit, chrome mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units, contrasting quartz working surface above, matching upstands. Further matching range of wall mounted fitted cupboard units and one double tall larder unit with pull out drawers, corner carousel and magic corner. Pull out spice rack. Range Master range cooker included in cream and black consisting of a five ring gas hob unit and hotplate, two ovens a grill and a warm draw beneath. Integrated extractor hood above. Matching central island unit with six pan drawers and a wine cooler. Quartz working surface above with inset power points and USB charger, matching breakfast bar and radiator. Distressed wood finish ceramic tiled flooring and inset ceiling spotlights, coving to ceiling. UPVC SUDG door to the siude of the property. All power points and light switches are in chrome.



DINING AREA
12'2" x 11'1" (3.72 x 3.40)
With feature Victorian style open fireplace with ornamental wood surrounds, raised black quarry tiled hearth, ornamental cast iron fireplace with original floral tiles, radiator and coving to ceiling.



UTILITY ROOM TO SIDE
5'7" x 8'9" (1.71 x 2.67)
With a range of matt cream fitted units with soft close doors consisting of floor mounted cupboard units and three drawer unit, contrasting black roll edge working surfaces above, matching upstands. Further matching range of wall mounted cupboard units, appliance recess points and plumbing for automatic washing machine. Distressed wood finish ceramic tiled flooring, radiator and coving to ceiling.



FIRST FLOOR LANDING
With white spindle balustrades, coving to ceiling. Large loft access with extending timber ladder leading to a hobby Room/home office.

HOBBY ROOM/STUDY
9'1" x 11'6" (2.79 x 3.51)
With lighting and two double power points, double glazed Velux window with built in blind in the roof line.

BEDROOM ONE TO FRONT
13'11" x 10'9" (4.25 x 3.30)
With a range of Symphony fitted bedroom furniture in light grey with soft close doors consisting two double and one single wardrobe units, chest of drawers beneath, radiator and coving to ceiling.



BEDROOM TWO TO REAR
7'8" x 15'7" (2.36 x 4.77)
With built in Symphony double slide robe, radiator and coving to ceiling.



BEDROOM THREE TO REAR
10'1" x 8'9" (3.09 x 2.67)
With built in double airing cupboard with white panelled doors to front, fitted shelving this also houses the Worcester gas condensing combination boiler for central heating and domestic hot water with wireless digital programmer.



BEDROOM FOUR TO FRONT
5'7" x 6'7" (1.72 x 2.02)
With radiator.



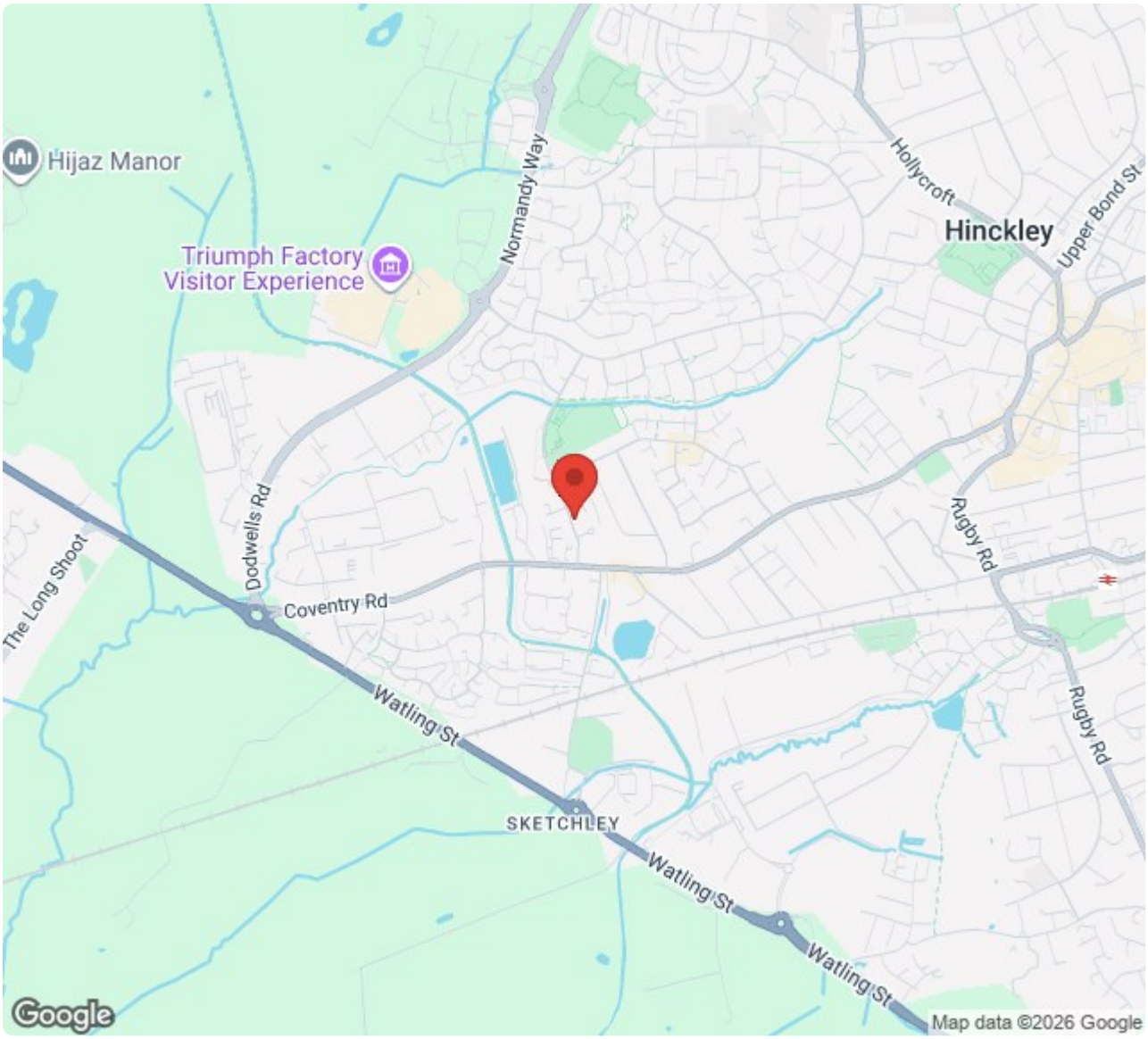
REFITTED SHOWER ROOM TO SIDE
5'6" x 8'6" (1.69 x 2.60)
With white suite consisting of a fully tiled walk in double shower with mains rain shower and hand held shower above, glazed shower screen to side, vanity sink unit with light blue double cupboard beneath, low level WC, contrasting fully tiled surrounds including the flooring, chrome heated towel rail, extractor fan and illuminated mirror fronted bathroom cabinet with shaver point included.



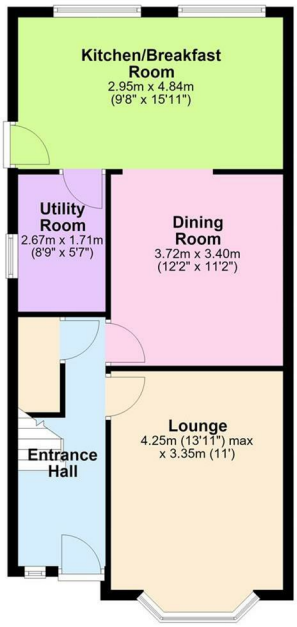
OUTSIDE
The property is set back from the road screened behind a brick built retaining wall having a full width block paved driveway to front, ornamental wrought iron gate and slabbed pathway lead down the side of the property leading to the good sized fully fenced and enclosed rear garden which has been landscaped having a full width flagstone patio adjacent to the rear of the property which extends through the middle of the garden with surrounding well stocked beds and borders, there is also an outside light and tap. To the top of the garden is a timber shed and a log cabin and an aluminium greenhouse.





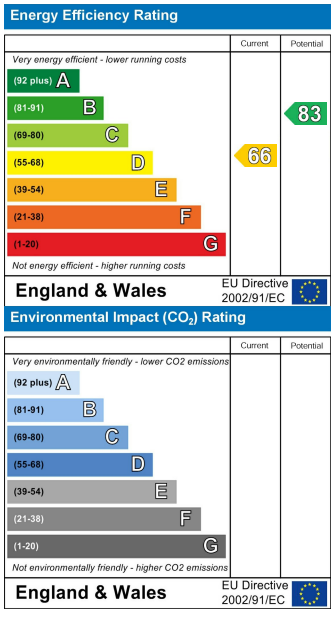


Ground Floor



First Floor





naea | propertymark PROTECTED
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