

# 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



## 14 BEECHWOOD AVENUE, HINCKLEY, LE10 2HD

**OFFERS OVER £350,000**

No Chain. Vastly improved and refurbished traditional bay fronted semi detached family home on a large plot. Sought after convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants and easy access to the A5 and M69 motorway. Immaculately presented including feature marble fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG and double glazing. Spacious accommodation offers canopy porch, entrance hall, through lounge dining room, breakfast kitchen, three bedrooms and family bathroom with shower. Impressive driveway to front and side, large mature rear garden with a shed, ample room for an extension (Subject to planning permission). Viewing highly recommended. Carpets blinds, white goods, wardrobes and shed included.



## TENURE

Council Tax Band C

## ACCOMMODATION

Open pitch and tiled canopy porch, attractive sage green composite panel and SUDG front door to

## ENTRANCE HALLWAY

With radiator, telephone point including broadband, built in floor to ceiling coats cupboard housing the meters, stairway to first floor, useful under stairs storage cupboard beneath, door to

## THROUGH LOUNGE/DINING ROOM

11'10" x 25'4" (3.63 x 7.74)

With the lounge area to front with feature marble fireplace incorporating living flame coal effect gas fire, radiator, TV aerial point, coving to ceiling, feature central archway to rear dining area with radiator, coving to ceiling, glass fronted display cabinet, two matching wall lights. UPVC SUDG french doors leading to the rear garden.



## REFITTED BREAKFAST KITCHEN TO REAR

12'0" x 8'9" (3.67 x 2.69)

With a fashionable range of matt white fitted kitchen units with soft closed doors consisting inset single drainer stainless sink unit, cupboard beneath, further matching range of floor mounted cupboard units, contrasting walnut finished roll edge working surfaces above with inset four ring Zanussi induction hob unit, single Zanussi fan assisted oven with grill beneath. Zanussi stainless steel chimney extractor above. Matching upstands further matching range of wall mounted cupboard units, there is also one double larder cupboard., matching breakfast bar. Appliance recess points, plumbing for automatic washing machine. (The white goods are included). Radiator, luxury vinyl tile flooring, UPVC SUDG door to the side of the property.

## FIRST FLOOR LANDING

With double airing cupboard housing the Viessman gas boiler for central heating and domestic water also houses the factory lagged cylinder fitted emersion heater for supplemented domestic hot water, also a programmer for central heating and domestic hot water, loft access with extending aluminium ladder for access, loft is partially boarded with lighting.

## BEDROOM ONE TO FRONT

12'11" x 11'1" (3.95 x 3.38)

With radiator, range of bedroom furniture with mirror glazed doors to front consisting two double wardrobes and one single wardrobe unit, coving to ceiling.



### **BEDROOM TWO TO REAR**

11'1" x 10'0" (3.38 x 3.07)

With double wardrobe mirror glazed doors to front, radiator.



### **BEDROOM THREE TO FRONT**

7'4" x 8'1" (2.26 x 2.48)

With built in double storage cupboard over the stairs, radiator.



### **REFITTED BATHROOM TO REAR**

7'2" x 6'11" (2.20 x 2.11)

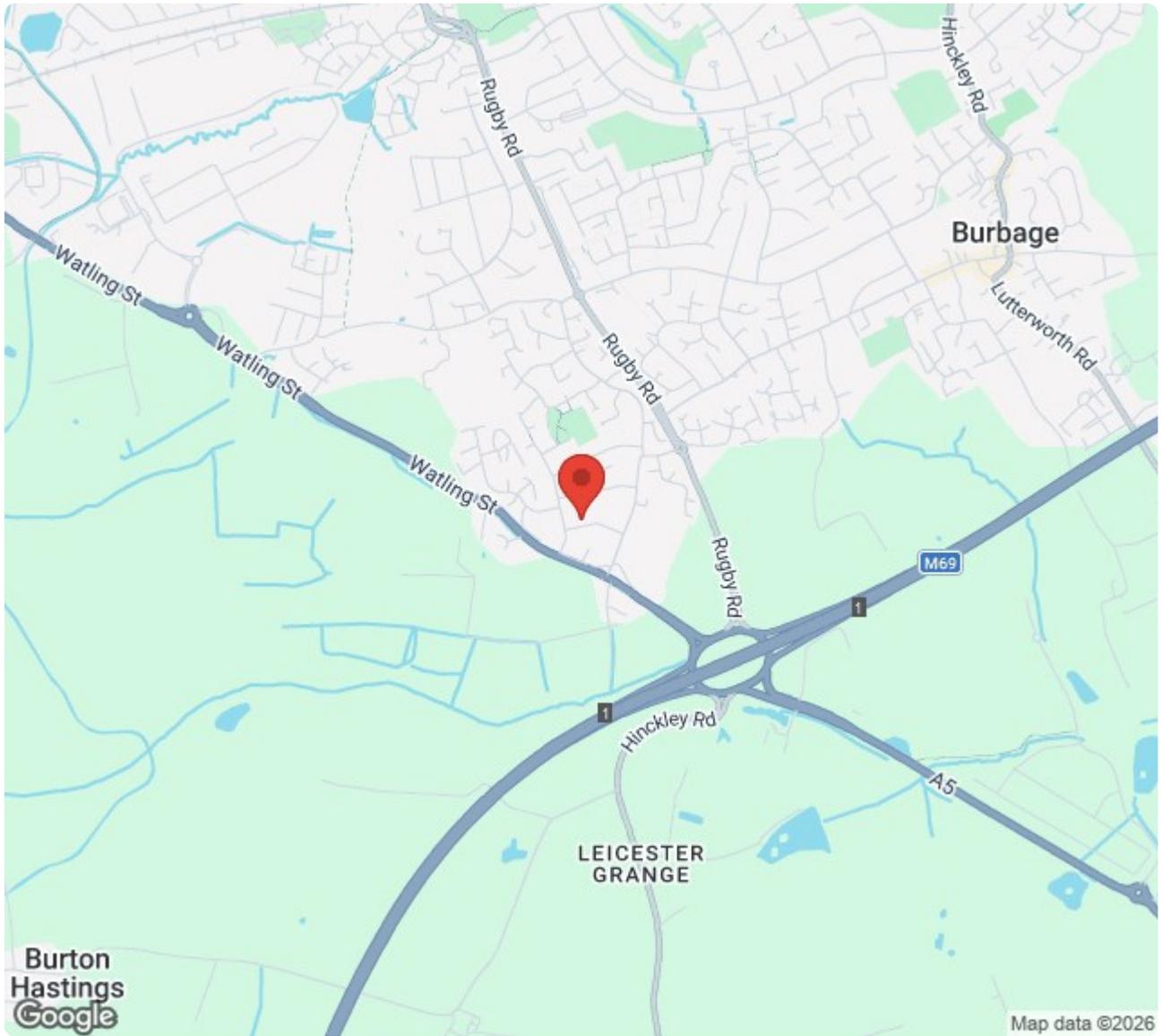
With white suite consisting panel bath, mixer tap and hand held shower unit above, pedestal wash hand basin, low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, wall mounted illuminated mirror above the chrome heated towel rail, shaver point.



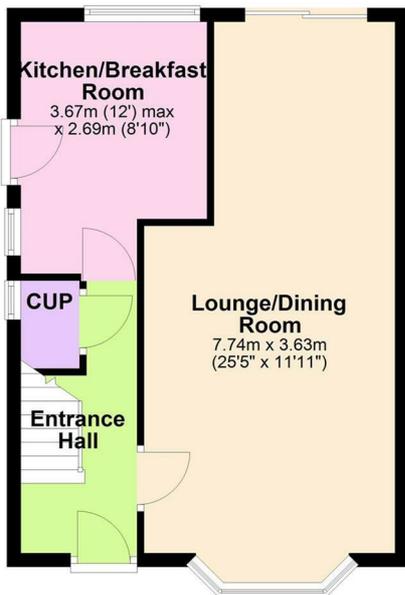
### **OUTSIDE**

The property is set well back from the road screened behind white post and rail fencing having a full width block paved driveway to front offering ample car parking with surrounding beds. The block paved driveway leads down the side of the property leading through double timber gates to the rear where there's ample room for an extension of garage (subject to planning permission). Attached to the rear of the house is a brick garden store with lighting, beyond which is a large fully fenced enclosed mature rear garden having a full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn. There is a further slab patio with surrounding pergola beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. to the top of the garden is a timber shed there is also an outside tap, lighting and double power point.





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>		68	75
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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