

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**84 NORTHFIELD ROAD, HINCKLEY, LE10 0LJ**

**OFFERS OVER £260,000**

Vastly improved and refurbished traditional bay fronted semi detached house of character. Sought after and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, Westfield Junior School, bars and restaurants and good access to the A5 and M69 motorway. Well presented including oak panelled interior doors, spindle balustrades, bamboo flooring, feature fireplaces, refitted kitchen and bathroom, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, open plan living dining kitchen and lounge. Two double bedrooms (both with fitted wardrobes) and bathroom with shower. Hard standing to front. Good sized sunny landscaped rear garden with log cabin/home office. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band B  
EPC Rating D

## ACCOMMODATION

UPVC SUDG door with matching side panel to

## ENTRANCE PORCH

With terazzo tiled flooring and power. Attractive original Navy Blue and glazed front door to

## ENTRANCE HALLWAY

With bamboo wood strip flooring, contrasting white tongue and groove wood panel surrounds, double panelled radiator. Stairway to first floor with white spindle balustrades. door to useful under stairs cupboard with fitted shelving, also housing the meters with light and power.

## OPEN PLAN REFITTED DINING/KITCHEN TO REAR

18'2" x 13'5" (5.54 x 4.10)



## KITCHEN AREA

With a fashionable range of shaker style matt cream wood effect units consisting inset single drainer cream resin sink unit, brass mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting white marble finish working surfaces above with inset five ring induction hob unit. Single fan assisted oven with grill, integrated dishwasher and washing machine, extractor fan and inset ceiling spotlights. Bamboo wood strip flooring.



## DINING AREA

With feature fireplace having solid oak beam above and tiled hearth, feature brick arch topped alcove to side. Bamboo wood strip flooring, inset ceiling spotlights, UPVC SUDG French doors leading to the rear garden. Power points and light switches are in brass. Oak panel interior doors lead to



### REFITTED WC

With white suite consisting low level WC, vanity sink unit with gloss cream cupboard beneath, contrasting half tiled surrounds. Bamboo wood strip flooring, electric tubular heater. Folding cream and grey panelled and glazed doors to

### LOUNGE TO FRONT

12'0" x 12'2" (3.66 x 3.73)

With feature fireplace having ornamental solid oak surrounds, raised black tiled hearth and granite backing incorporating a living flame coal effect gas fire. Original stripped pine flooring, radiator. TV and telephone points.

### FIRST FLOOR LANDING

With white spindle balustrades.

### BEDROOM ONE TO REAR

13'4" x 11'8" (4.08 x 3.57)

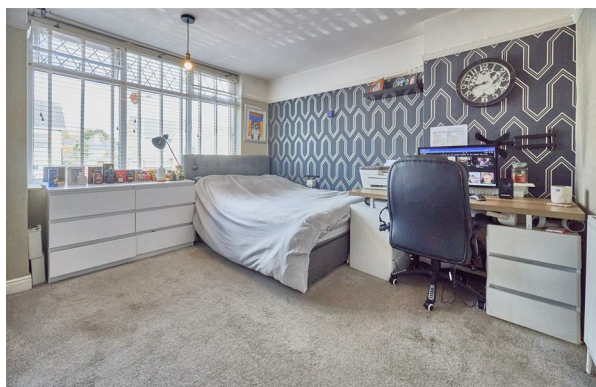
With a range of fitted bedroom furniture in cream and green consisting three double wardrobe units, feature original white cast iron fireplace, radiator.



### BEDROOM TWO TO FRONT

12'5" x 11'7" (3.81 x 3.55)

With a range of fitted bedroom furniture in grey consisting one double and one single wardrobe units, radiator. Feature original white cast iron fireplace.



### REFITTED BATHROOM TO REAR

6'10" x 10'2" (2.10 x 3.11)

With white suite consisting original cast iron bath, mains rain shower and hand held shower above, glazed shower screen to side. Jack and Jill sink unit with double cupboards beneath, grey low level WC, contrasting tiled surrounds, extractor fan. Heated and illuminated mirror above the sink. Oak woodgrain aqua laminate, radiator. Double airing cupboard housing the Valliant gas combination boiler for gas central heating and domestic hot water with a wireless digital thermostat, loft access with lighting.



## OUTSIDE

The property is set back from the road having a full width stoned hard standing to front, a slabbed pathway and timber gate lead down the side of the property to the good sized fully fenced and enclosed rear garden which has been hard landscaped having a deep full width timber decking patio adjacent to the rear of the property with inset LED lighting. Outside tap, attached to the rear of the house is a door leading to a brick built utility with light and power beyond which the garden is stoned for easy maintenance with raised vegetable plots and beds, trellising and a timber archway lead to the bottom of the garden which is in decorative stones and surrounding raised beds. To the top of the garden are two timber sheds, there is also a large timber log cabin.

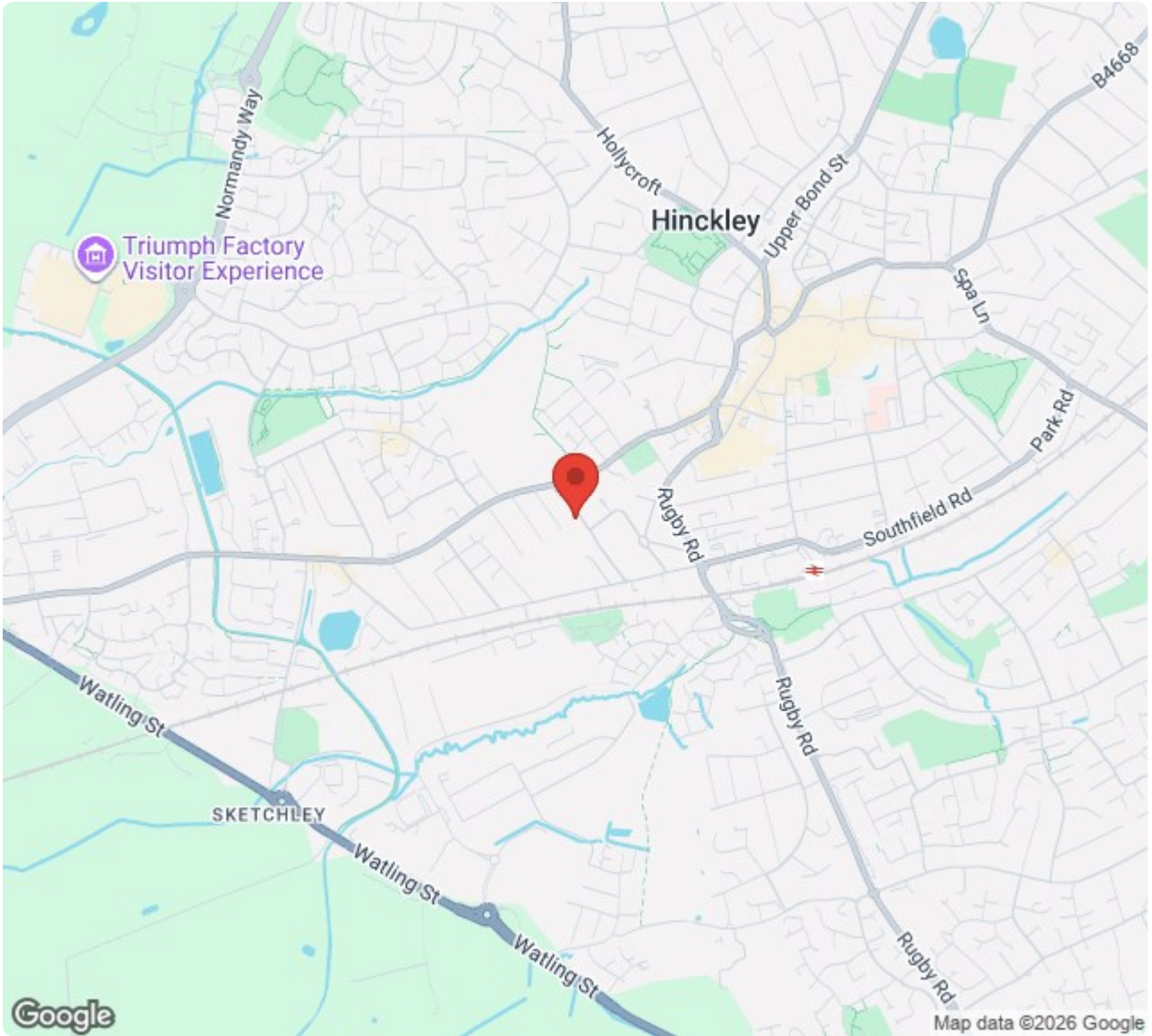


## LOG CABIN/HOME OFFICE

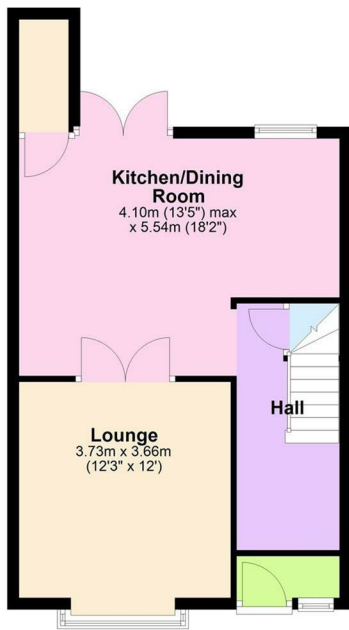
15'2" x 9'4" (4.64 x 2.85)

The cabin is fully insulated with wood grain laminate wood strip flooring, light and power, UPVC SUDG door and window. Ideal for a home office or entertaining or gym. Hard wired internet connection.





**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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			
(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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