Scrivins & Co Sales & Lettings

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31 CANNING STREET, HINCKLEY, LE10 0AQ

OFFERS OVER £260,000

NO CHAIN! Having been in the same family since being built in the 1920's this traditional bay fronted semi detached family home is now coming to market for the first time! A highly convenient location close to the award winning Hollycroft Park, which offers events and activities throughout the year, and within easy walking distance of local schools, the town, The Crescent, doctors, dentists, Leisure Centre, bus and train stations and with good access to major road links. Benefiting from original sash windows, coving, feature fireplace, stained glass window, original front wall, original interior doors and gas central heating. Spacious accommodation offers entrance hallway, lounge, dining room, kitchen, inner lobby with pantry and shower room. Three good sized bedrooms. Good sized side and rear gardens with potential for extensions or a driveway (STPP). Carpets, blinds and light fittings included.







TENURE
Freehold
Council tax band B

ACCOMMODATION
Canopy porch and wooden door with stain glass windows leads to

ENTRANCE HALLWAY
With stairway to first floor, panelled interior door to

LOUNGE TO FRONT
12'10" x 13'8" (3.93 x 4.19)
With feature fireplace with tiled hearth and backing incorporating a coal effect gas fire, coving and double panelled radiator.



DINING ROOM TO REAR
11'8" x 12'9" (3.58 x 3.91)
With UPVC SUDG French doors to the rear garden, double panelled radiator and coving, Panelled interior door to the under stairs storage cupboard housing the fuse box and electric meter.



KITCHEN TO REAR
14'2" x 7'4" (4.34 x 2.26)
With a range of floor standing fitted kitchen units with working surfaces above and inset one and a half bowl stainless steel drainer sink with mixer tap. Under counter space for a washing machine, dishwasher and a space for a fridge freezer. Cooker with four ring gas hob above and tiled splashback. A further range of matching wall mounted cupboard units and two full height storage cupboard units. Laminate flooring, double panelled radiator and wall mounted Worcester gas combination boiler. Door to the side of the property and opening to





REAR LOBBY
With a white panelled interior door to a pantry cupboard with shelving and a further panelled interior door to

SHOWER ROOM TO REAR
6'5" x 7'4" (1.98 x 2.25)
With a large walk in shower cubicle with two mains shower attachments and glass screen to side. Low level WC, vanity sink unit with double cupboard beneath and tiled splashback and wall mounted mirror fronted cupboard above. Vinyl flooring, chrome heated towel rail and extractor fan.



FIRST FLOOR LANDING
With loft access, smoke alarm, radiator and panelled interior door to

BEDROOM ONE TO FRONT
12'9" x 10'11" (3.91 x 3.34)
With double panelled radiator and panelled double doors to a built in storage cupboard/wardrobe.



BEDROOM TWO TO REAR
11'8" x 9'10" (3.58 x 3.00)
With panelled double doors to a storage/wardrobe and radiator.



BEDROOM THREE TO REAR
7'4" x 10'7" (2.26 x 3.24)
With radiator.

SEPARATE WC
2'9" x 4'6" (0.84 x 1.39)
With low level WC, vanity sink unit with cupboard beneath and tiled splashback. Half tiled surrounds and vinyl flooring.

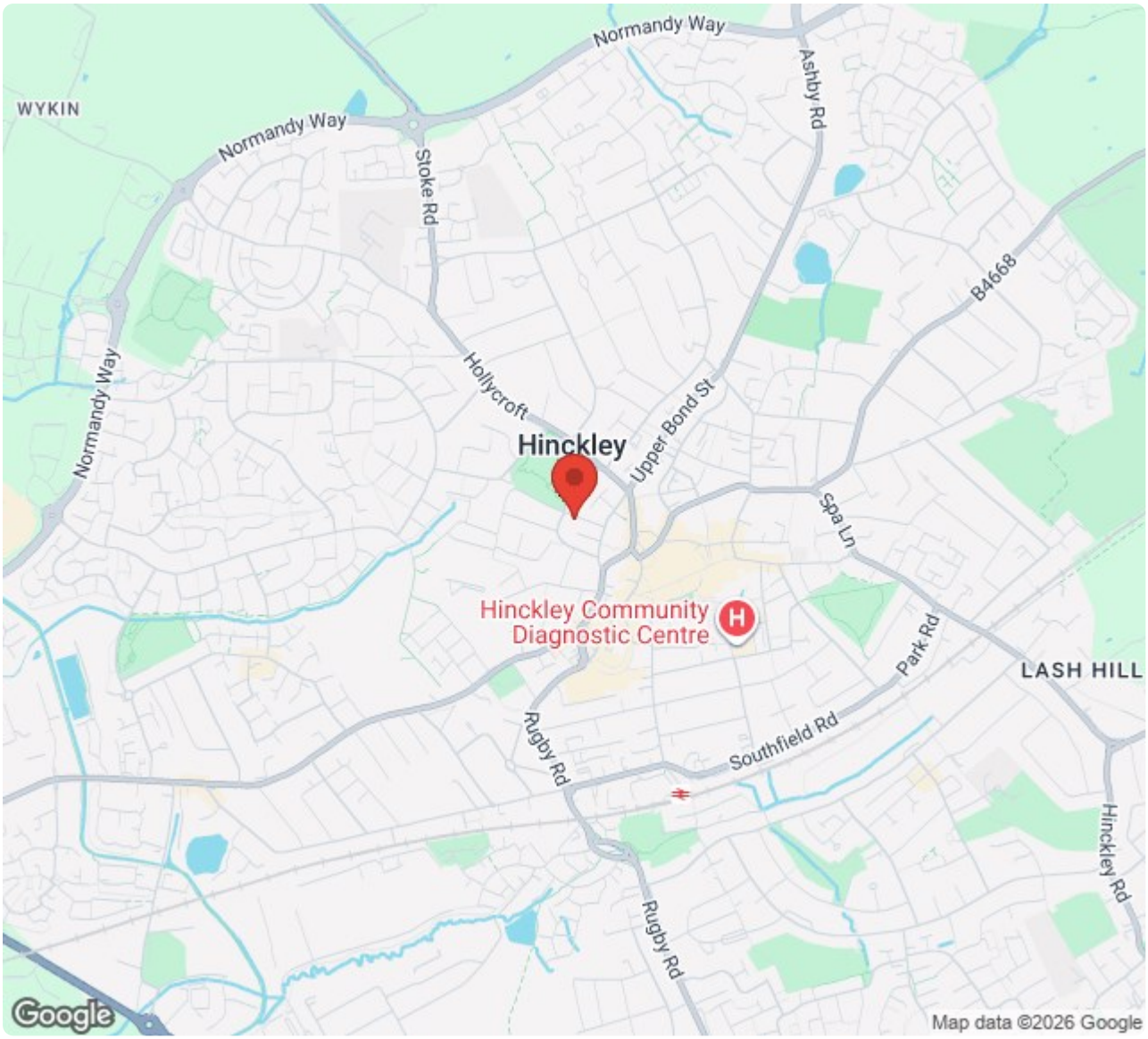


OUTSIDE
Outside the property is nicely situated set back from the road enclosed by the original stone wall and a wrought iron gate and slabbed pathway leads to the front door. The property offers good sized side and rear gardens which are mainly laid to lawn surrounded by well stocked borders. A slab pathway continues down the right hand side of the garden to a door leading to the outdoor WC. At the bottom of the garden is a slabbed patio area with a green house and a shed. Outside lighting and a tap. The property offers ample room for extension or the addition of a good sized driveway (subject to planning permission).







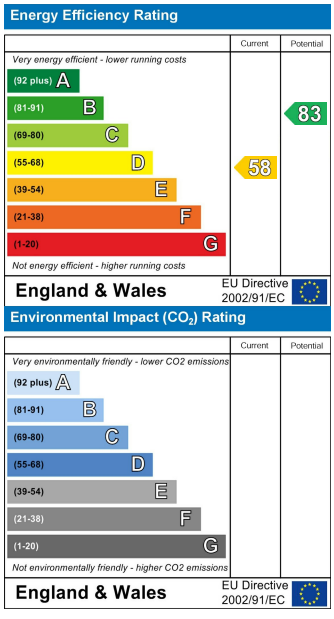


Ground Floor



First Floor





naea | propertymark PROTECTED
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