Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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7 MEREVALE AVENUE, HINCKLEY, LE10 0PX

OFFERS OVER £280,000

NO CHAIN! Extended three bedroom semi detached family home. 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 benefiting from slate and porcelain flooring, reclaimed oak staircase, feature fireplace with log burner, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, kitchen diner and conservatory. Three bedrooms and bathroom. Front garden laid in stone and hard landscaped rear garden with open gym/workshop. Blinds, carpets, curtains and light fittings included. Some furniture available via separate negotiation.







TENURE
Freehold
Council tax band B

ACCOMMODATION
UPVC SUDG door to the

ENTRANCE HALLWAY
With stairway to the first floor made with reclaimed oak, porcelain and slate tiled flooring, double panelled radiator. White wood panelled interior door to the under stairs storage cupboard housing the fuse box, gas and electric meters with tiled flooring. Wood panelled door to the



LOUNGE TO FRONT
14'1" x 12'5" (4.30 x 3.80)
With feature fireplace with brick hearth and backing with wooden mantle above incorporating a log burner. Double panelled radiator and TV aerial point.



KITCHEN TO REAR
18'8" x 11'3" (5.71 x 3.45)
With a range of floor standing oak fitted kitchen units with roll edge working surface above and inset one and a half bowl porcelain sink with mixer tap. Space for a cooker with tiled splashback and extractor above, under counter space for washing machine and dishwasher and a space for a full height fridge freezer. A further matching range of wall mounted cupboard units one housing the Valiant gas combination boiler. Porcelain and slate tiled flooring, double panelled radiator, central freestanding matching unit with drawers and cupboards and granite worktop above. Opening to





LARGE CONSERVATORY TO REAR

22'4" x 12'4" (6.82 x 3.76)

With feature fireplace with electric fire, electric wall mounted heater, power points, lighting and Indian sandstone tiled flooring. UPVC SUDG door to the side entry for the property and UPVC SUDG French doors to the rear garden.





FIRST FLOOR LANDING

With loft access, the loft is partially boarded and wood panelled interior door to

BEDROOM ONE TO FRONT

12'6" x 12'5" (3.83 x 3.81)

With double panelled radiator, feature fireplace and original wood strip flooring.



BEDROOM TWO TO REAR

11'4" x 12'5" (3.47 x 3.81)

With double panelled radiator.



BEDROOM THREE TO FRONT
6'0" x 7'6" (1.84 x 2.29)
With double panelled radiator.



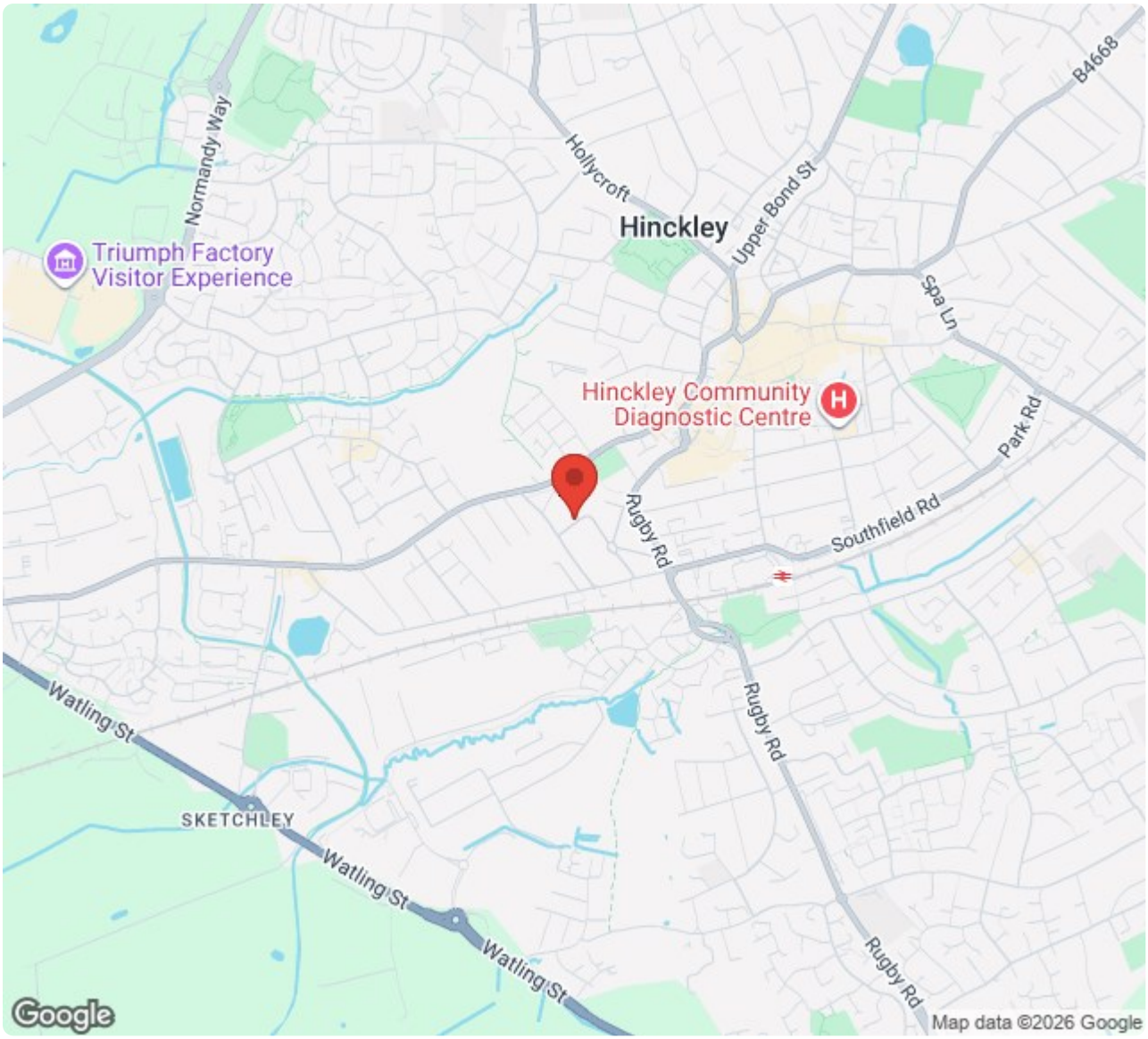
BATHROOM TO REAR
6'0" x 7'11" (1.83 x 2.42)
With panelled bath with mixer tap and mains shower attachment above. Low level WC and glass sink unit with mixer tap above and drawer beneath. Original wood strip flooring, double panelled radiator, half tiled surrounds and extractor fan.



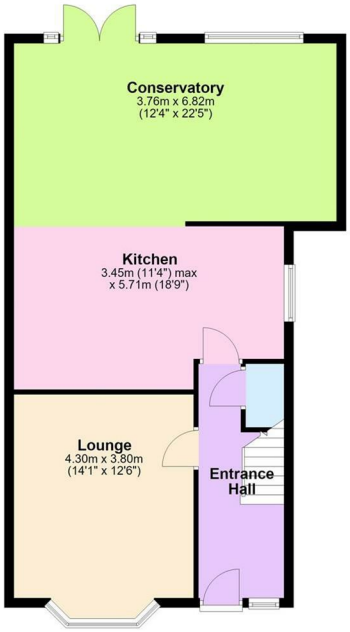
OUTSIDE
Outside the property is nicely situated set back from the road, the front garden is principally laid in stone and leads to the front door. A gate leads down the right hand side of the property to the conservatory to rear. The rear garden is fenced and enclosed with an Indian sandstone patio adjacent to the rear of the property beyond which the garden is principally laid in Astroturf for easy maintenance, there is a fitted picnic table with benches. Built in skate ramp. Timber shed currently used as a wood store. Open workshop/gym 'L shaped' (5.86m x 5.85m) with lighting and power.



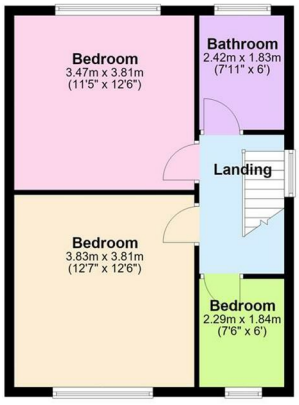


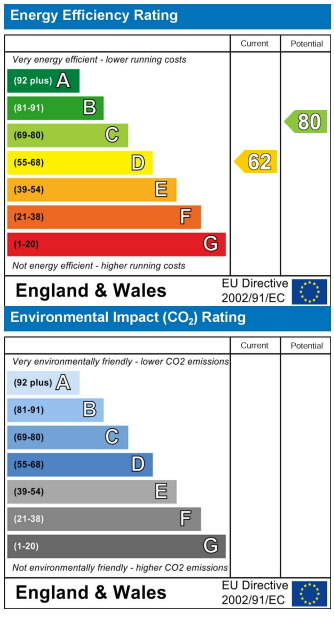


Ground Floor



First Floor





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