Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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10 SUNNYDALE ROAD, HINCKLEY, LE10 0PB

OFFERS OVER £220,000

No Chain!! Attractive traditional bay fronted three storey semi-detached family home of character. Sought after and convenient location within walking distance to the town centre, The Crescent, Westfield Junior School, train and bus stations, doctors, dentists, parks, Ashby Canal and good access to major road links. Well presented with a range of good quality fixtures and fittings including panelled interior doors, wooden flooring, spindle balustrades, coving, feature open Victorian style fireplace. Modern fitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers open porch, entrance hall, lounge, dining room, kitchen, UPVC SUDG conservatory and utility room/ WC. Three bedrooms, family room and bathroom with shower. Wide driveway, enclosed rear garden with shed. Viewing recommend with carpets and blinds included.





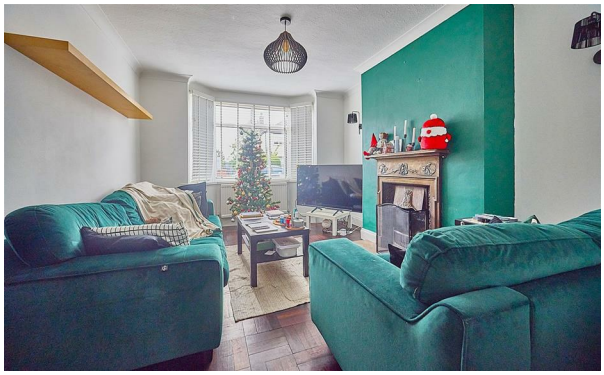


TENURE
FREEHOLD

ACCOMMODATION
Attractive arch topped open porch with tiled flooring, attractive UPVC SUDG and leaded front door to

ENTRANCE HALLWAY
With ceramic tiled flooring, radiator, stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard, white panelled interiors doors to

FRONT LOUNGE
11'0" x 13'9" (3.36 x 4.20)
With feature open cast iron Victorian style fire place, parquet flooring, double panelled radiator with coving to ceiling, two matching wall lights. TV aerial point including Sky, white panelled etched double doors.



DINING ROOM TO REAR
12'3" x 11'5" (3.74 x 3.49)
Open brick fireplace, book and display shelving to side alcove, laminate flooring, coving to ceiling, ceiling mounted fan light, door to walk-in pantry with fitted shelving. Double power point, houses the electric, feature arch way to



KITCHEN TO REAR
8'9" x 5'6" (2.67 x 1.70)
With a range of grey fitted units consisting of inset stainless steel sink with mixer taps, cupboards beneath. Further matching floor mounted cupboard units and drawers with contrasting roll edged work surfaces above, tiled splash back, further matching wall mounted cupboard units. There is also a stainless steel chimney extractor hood, appliance recess points, plumbing for a dishwasher, gas and electric cooker point. LVT wood grain flooring from the dining room. UPVC SUDG patio door.



CONSERVATORY
11'6" x 10'5" (3.51 x 3.18)
Two double wall mounted spot lights, UPVC SUDG French doors leading to rear garden. UPVC SUDG door



UTILITY ROOM/SEPERATE WC
3'0" x 10'4" (0.93 x 3.16)
White suite consisting of low level WC, wall mounted sink with tiled splash back, roll edged surface, appliance recess point, plumbing for automatic washing machine.



FIRST FLOOR LANDING
With white spindle balustrades doorway and stairway to second floor.

REAR BEDROOM ONE
12'2" x 11'0" (3.73 x 3.36)
With open hanging rails, radiator, coving to ceiling.



FRONT BEDROOM TWO
11'0" x 11'1" (3.37 x 3.40)
With original cast iron Victorian fire place, radiator.



FRONT BEDOOM THREE
5'8" x 8'10" (1.75 x 2.71)
With built in storage unit, radiator.



BATHROOM

5'8" x 8'6" (1.74 x 2.60)

White suite consisting of panelled bath, mixer tap and shower attachment above, shower screen to side. Pedestal washing basin, low level WC, contrasting tiled surround, radiator. Door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water, new as of 2021.



SECOND FLOOR FAMILY ROOM

12'4" x 9'9" (3.78 x 2.98)

With radiator, light, power and double glazed Velux window, white spindle balustrades.

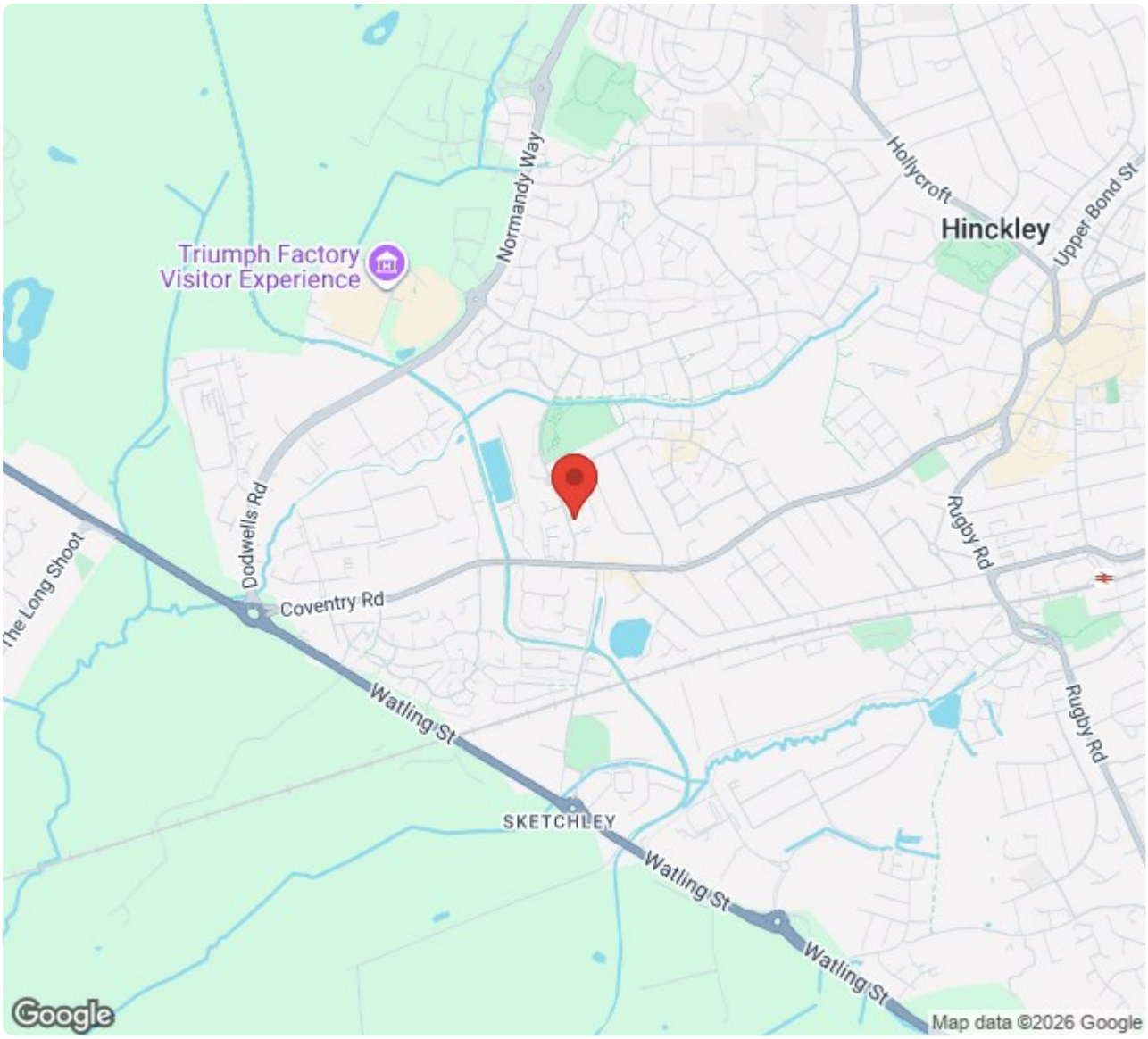


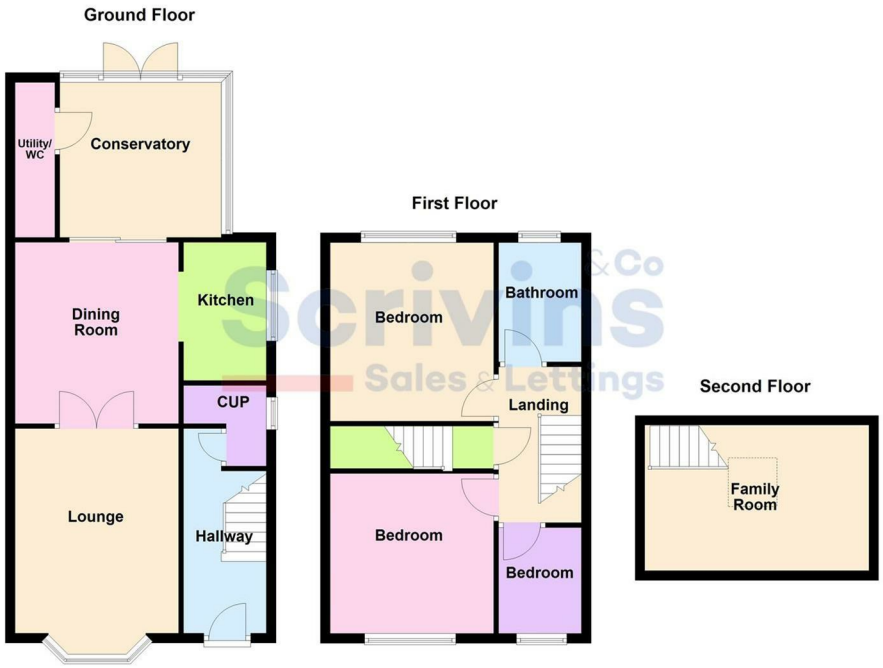


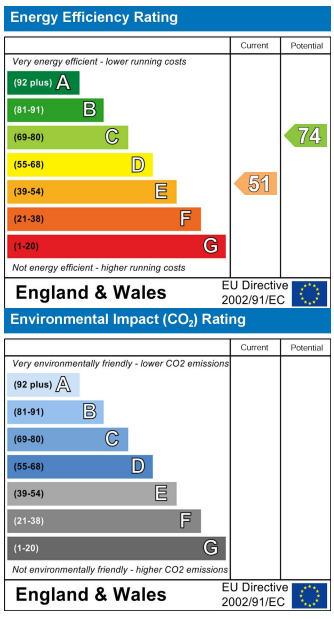
OUTSIDE

Set back from the road, having a full width block paved driveway to front. Wrought iron gates and slabbed pathway lead down the side of the property to the fully fledged and enclosed rear garden. With a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding stone borders. To the top of the garden there is a further stone width patio and a timber shed, there is also an outside tap.









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