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**

# 1 STANLEY ROAD, HINCKLEY, LE10 0HP

## OFFERS OVER £210,000

Attractive traditional semi detached house on a large corner plot. Popular and convenient location within walking distance of the town centre, The Crescent, doctors, dentists, schools, train and bus stations, morrisons, Asda and good access to major road links. Well presented and refurbished including white panel interior doors, feature fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, lounge, dining/kitchen, rear lobby and separate WC. Two double bedrooms and bathroom with shower. Impressive driveway for up to three cars and ample room for an extension or garage space (STPP). Good sized front and enclosed side and rear garden with brick garden store. Viewing recommended. Carpets, blinds and fridge freezer included.

## TENURE
Freehold
Council Tax Band B
EPC rating D

## ACCOMMODATION
Open canopy porch, attractive UPVC SUDG front door to

## ENTRANCE HALLWAY
Double panelled radiator, thermostat for central heating system, wall mounted consumer unit, stairway to first floor, attractive white four panelled interior doors to

## FRONT LOUNGE
14'2" x 11'10" (4.32 x 3.63)
With feature fireplace having white wooden ornamental surround, raised marble hearth and backing incorporating a living flame coal effect gas fire, radiator, TV aerial point including Virgin Media.

## FITTED DINING KITCHEN TO REAR
11'10" x 8'11" (3.61 x 2.74)
With a range of cream fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit. contrasting Walnut finish roll edge working surfaces above with inset four ring ceramic hob unit, single oven with grill beneath, ,matching upstands and tiled splashbacks. Further matching wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine and dishwasher, oak finish laminate wood strip flooring, radiator.

## WALK IN STORE ROOM
With lighting housing the wall mounted Baxi gas condensing combination boiler for central heating and domestic hot water with digital programmer.

## REAR LOBBY
With oak finish laminate wood strip flooring. UPVC SUDG door leads to the rear garden. Door to

## SEPARATE WC
With white suite consisting low level WC, oak finish laminate wood strip flooring.

## FIRST FLOOR LANDING
With built in double linen cupboard, loft access.

## FRONT BEDROOM ONE
14'2" x 10'9" (4.33 x 3.28)
Door to walk in wardrobe over the stairs, radiator.

## BEDROOM TWO TO REAR

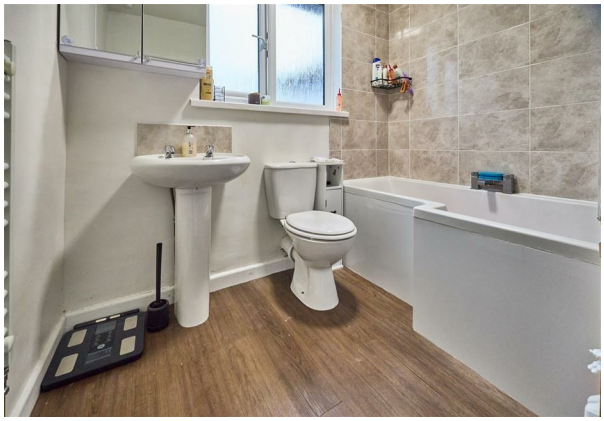
10'4" x 9'7" (3.15 x 2.93)

With radiator.

## REFITTED BATHROOM TO REAR

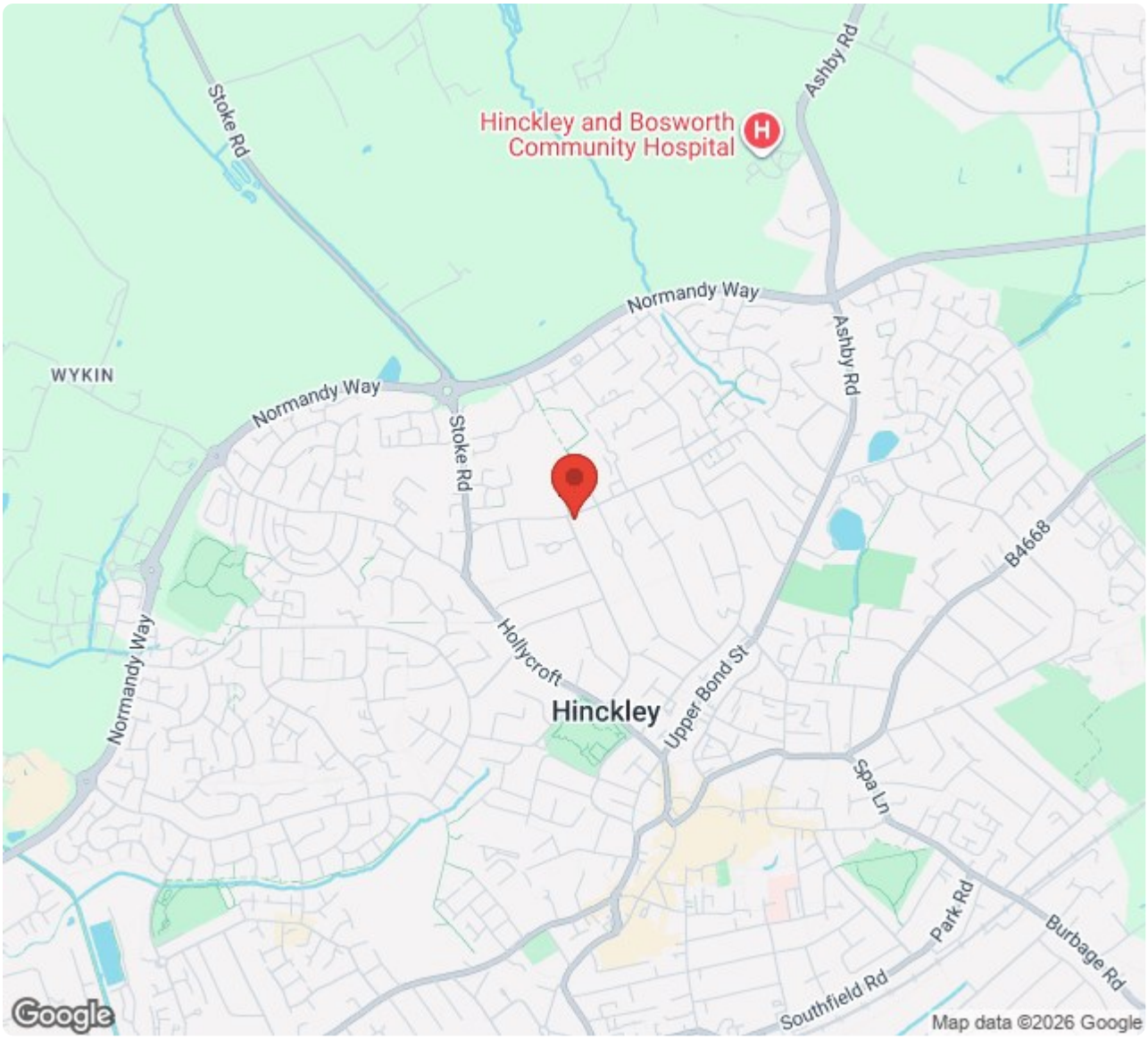
7'4" x 7'4" (2.26 x 2.26)

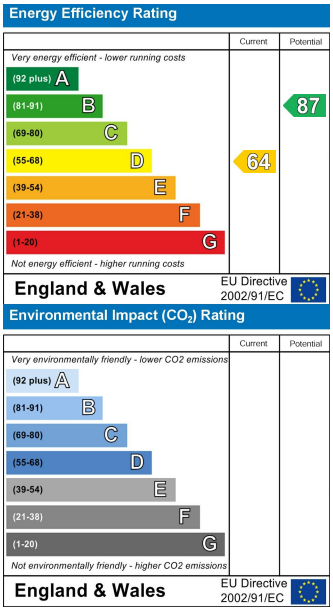
With white suite consisting L-shaped panelled bath, mains shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds, wall mounted mirror fronted bathroom cabinet, wood grain laminate wood strip flooring, radiator, white heated towel rail.



## OUTSIDE

The property is situated on a large corner plot having an impressive frontage, set back from the road and screened behind picket fencing. The front garden is principally laid to lawn with a large central stone driveway offering ample car parking, ample room to the side of the property for a garage or extension (subject to planning permission),. A wrought iron gate and stoned pathway leads down the side of the property to the side and rear garden which is enclosed by panel fencing a a brick retaining wall. The side garden is hard landscaped in slabs and slate chippings, attached to the rear of the house is a brick built garden store. The rear garden has a full width stone patio adjacent to the rear of the property edged by railway sleepers, beyond which the garden is principally laid to lawn, outside tap and lighting.






naea | propertymark PROTECTED
arla | propertymark PROTECTED

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