

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

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6 TUDOR ROAD, HINCKLEY, LE10 0EQ

OFFERS OVER £350,000

No Chain. Substantial extended five bedroom family home on a large plot. Popular and convenient location within walking distance of the town centre, The Crescent, train and bus station, schools, doctors, dentist, leisure centre, Asda, Morrisons, Richmond Park and good access to major road links. Well presented and much improved including white panel interior doors, spindle balustrades, wooden/ceramic tiled flooring, feature media wall, modern kitchen and shower room, wired in smoke alarms, spotlights, gas central heating, UPVC SUDG, UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC/Utility room, lounge with french doors and dining kitchen with built in appliances. Five bedrooms all with bedroom furniture and shower room, impressive frontage with a wide driveway offering ample car/caravan parking to single garage and large rear garden with a timber cabin/entertaining room. Contact agents to view. Carpets included.



TENURE

No Chain

Council tax band B

ACCOMMODATION

UPVC SUDG front door with matching side panel and outside lighting to

ENTRANCE HALLWAY

With oak finished laminate wood strip flooring, radiator, digital thermostat for central heating system, wired in smoke alarm, telephone point including broadband, stairway to first floor with white spindle balustrades useful under stairs storage cupboard beneath, oak panel and glazed door to



SEPARATE WC/UTILITY ROOM

7'3" x 5'5" (2.21 x 1.67)

With white suite consisting low level WC, vanity sink with gloss white cupboard beneath, oak finished laminate wood strip flooring, fitted roll edge working surface, appliance recess points, plumbing for automatic washing machine, wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water.



THROUGH LOUNGE

22'6" x 13'7" (6.86 x 4.16)

With feature full height media wall with inset living flame pebble effect electric fire with remote control, recess for a sound bar and a large flat screen TV incorporating a Tv aerial point and power point, surrounding display shelving storage cupboards beneath, two radiators, UPVC SUDG french doors leading to the rear garden



FITTED DINING KITCHEN

11'11" x 22'5" (3.65 x 6.84)

With a range of medium oak fitted kitchen units consisting inset one and a half bowl single drainer stainless sink unit mixer taps above cupboard beneath, further matching range of floor mounted cupboard units including a three and two four drawer units contrasting black roll edge working surfaces above with inset five ring stainless steel gas hob unit stainless steel chimney extractor above, matching upstands, further matching range of wall mounted cupboard units, one tall larder unit, integrated dishwasher, cold water feed for a American fridge freezer, black ceramic tiled flooring, double panel radiator, wood panel and glazed door leading to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, large loft access with extending aluminium ladder for access the loft is partially boarded with lighting.

BEDROOM ONE TO FRONT

13'8" x 11'10" (4.19 x 3.63)

With radiator.



BEDROOM TWO TO FRONT

11'10" x 10'5" (3.63 x 3.18)

With built in display shelving to side alcove, range of bedroom furniture with white and mirrored glazed doors, radiator.



BEDROOM THREE TO REAR

12'2" x 10'0" (3.73 x 3.06)

With a range of slide robes with white and mirrored glazed doors consisting two double wardrobe units, radiator.



BEDROOM FOUR TO REAR

8'5" x 11'10" (2.58 x 3.61)

With single wardrobe in white, radiator.



BEDROOM FIVE TO FRONT

9'4" x 7'10" (2.86 x 2.40)

With a range of fitted bedroom furniture in white consisting one double slide robe, one single mirror glazed wardrobe and further double wardrobe in white, radiator.



REFITTED SHOWER ROOM TO REAR

7'4" x 5'6" (2.25 x 1.68)

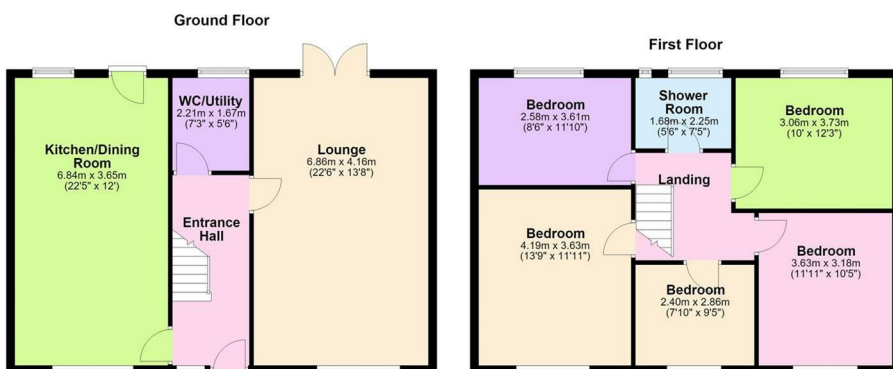
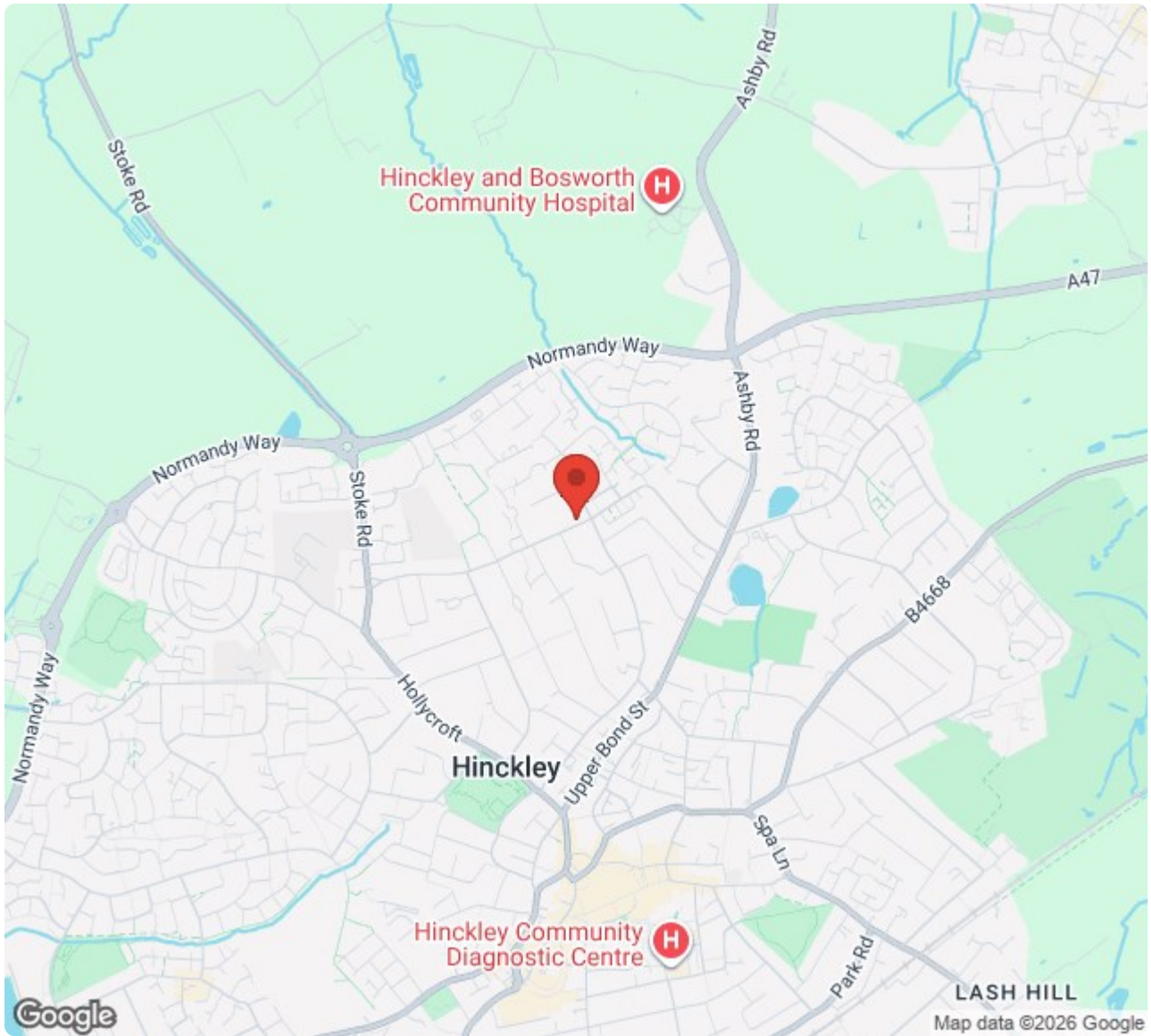
With white suite consisting fully tiled walk in shower with rain shower and hand held shower above and glazed shower screen to side, vanity sink with gloss grey drawers beneath mirror fronted bathroom cabinet above, low level WC, contrasting fully tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights.



OUTSIDE

Outside the property is set well back from the road screened behind a laurel hedge, the front garden is principally laid to lawn, there is a deep double width block paved driveway at the side of the property offering ample car parking leading to a large single detached sectional concrete garage (2.95m x 6.18m) with double timber doors to front, windows and pedestrian door to side. A timber gate between the house and the garage leads to the good sized fully fenced and enclosed rear garden which has a full width timber decking patio adjacent to the rear of the property there is also an outside light and a six person hot tub included and outside tap. Beyond which the garden is principally laid to lawn and to the top of the garden is a further full width grey composite decking patio there is also a large timber cabin/entertaining room included (2.90m x 6.93m) with wooden glazed doors to front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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