

# 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



**162 COVENTRY ROAD, HINCKLEY, LE10 0JU**

**OFFERS IN THE REGION OF £230,000**

Attractive traditional bay fronted semi detached family home. Sought after and convenient location within walking distance of the town centre, the Crescent, Westfield Junior School, doctors, dentist, train and bus stations, leisure centre, parks and with good access to the A5 and M69 motorway. Immaculately presented and refurbished including original panelled interior doors, wooden flooring, feature fireplace, refitted kitchen and bathroom, wired in smoke alarms, gas central heating and UPVC SUDG. Offers entrance hall with cloakroom, lounge, dining room and kitchen. Three bedrooms and bathroom. Hardstanding to front, driveway and garage to rear. Enclosed sunny rear garden. Viewing recommended. Carpets included.



## TENURE

Freehold

Council tax band B

## ACCOMMODATION

Open canopy porch with outside lighting, UPVC SUDG front door to

## ENTRANCE HALLWAY

With grey oak laminate wood strip flooring, radiator, original white panelled interior doors to

## WALK IN STORE ROOM/ CLOAK ROOM

With oak laminate wood strip flooring, fitted shelving, coat hooks, housing the electric meters and consumer unit, lighting.

## FRONT LOUNGE

12'4" x 12'1" (3.77 x 3.69)

With grey oak laminate wood strip flooring, gas point for a fire, and feature arch topped alcoves, double panelled radiator, TV aerial point, feature archway to



## REAR DINING ROOM

12'5" x 11'8" (3.81 x 3.57)

With feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing, grey oak laminate wood strip flooring, double panelled radiator, Hive thermostat for central heating system, door to



## INNER LOBBY

With radiator and stairway to first floor.

## REFITTED FITTED KITCHEN TO REAR

5'1" x 11'0" (1.57 x 3.36)

With a range of gloss white fitted kitchen units with soft close doors, consisting inset black single drainer stainless steel sink unit, black mixer tap above, cupboard beneath. Further matching floor mounted cupboard units and three drawer units, contrasting white glitter granite working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor above, grey splashbacks. Further matching range of wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine (included). Chrome radiator, grey oak laminate wood strip flooring, inset ceiling spotlights and heat detector. UPVC door leading to the rear garden.



## FIRST FLOOR LANDING

With white spindle balustrades, radiator, wired in smoke alarms, loft access. Loft is partially boarded.

### FRONT BEDROOM ONE

13'7" x 10'0" (4.15 x 3.06)

With radiator.



### BEDROOM TWO TO REAR

8'9" x 10'7" (2.69 x 3.23)

With a range of fitted bedroom furniture in white consisting two double wardrobe units, bridge of cupboards above. Grey oak laminate wood strip flooring, radiator.



### BEDROOM THREE TO FRONT

5'6" x 7'11" (1.68 x 2.42)

With built in single wardrobe in white, bridge of cupboards above the bed head. Grey oak laminate wood strip flooring, radiator.



### REFITTED BATHROOM TO REAR

5'5" x 7'5" (1.67 x 2.28)

With white suite consisting panelled bath with mixer tap and shower attachment above, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator.

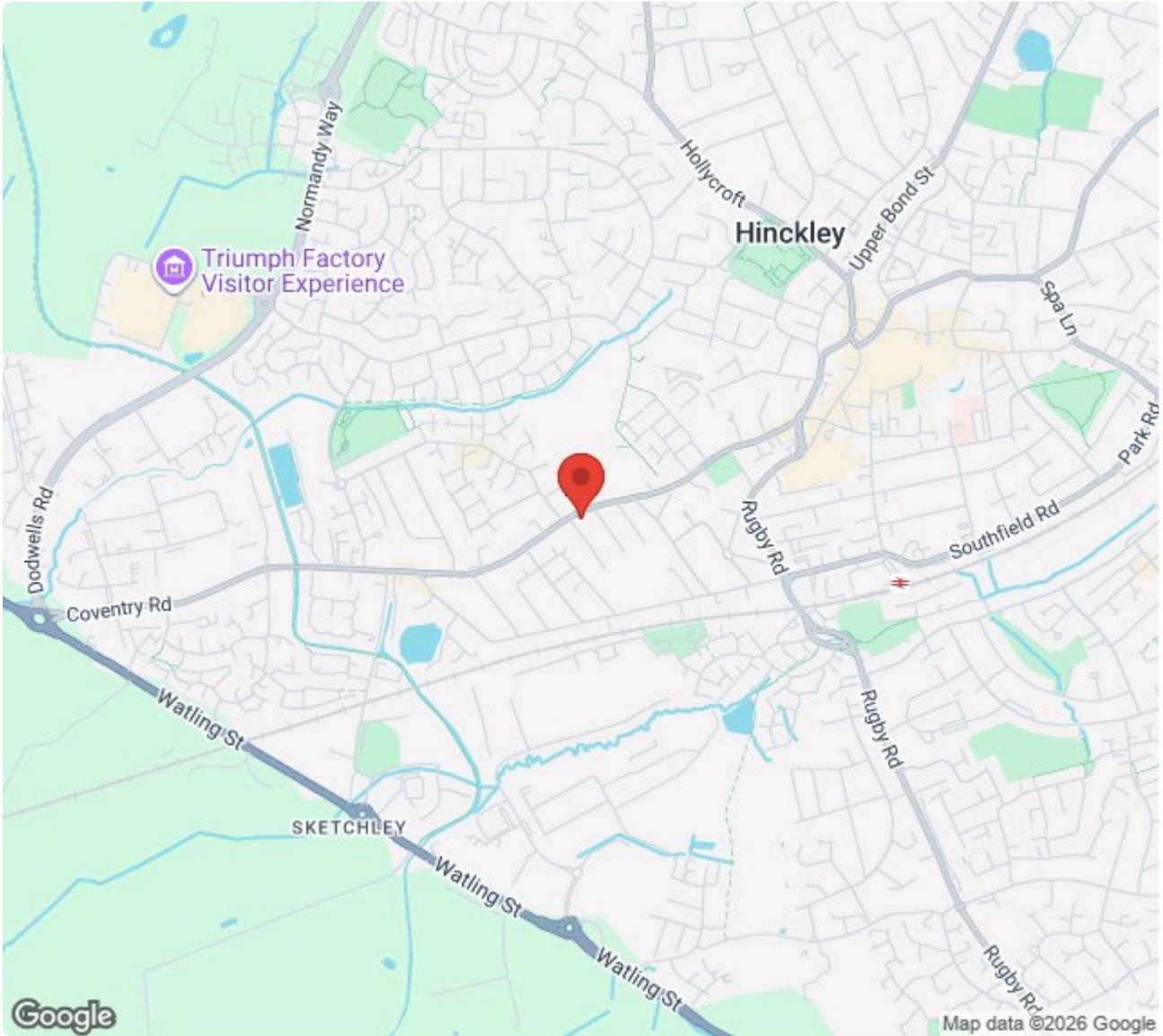


### OUTSIDE

The property is set back from the road having a full width stoned hard standing to front, a slabbed pathway and timber gate leads down the side of the property to the fully fenced and enclosed rear garden. The garden has a deep full width slabbed patio adjacent to the rear of the property edged by a low brick retaining wall. Beyond which the garden is principally laid to lawn, the garden has a sunny aspect. To the side of the property is a brick store with power. To the top of the garden is a detached sectional concrete garage (2.69m X 4.94m). With up and over door to front, side pedestrian door and driveway to front.







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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