

# 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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**119 STANLEY ROAD, HINCKLEY, LE10 0HR**

**OFFERS OVER £250,000**

No Chain. Attractive traditional bay fronted semi-detached family home on a large plot. Sought after and convenient non estate location within walking distance of the town centre, The Crescent, local schools, train and bus stations, doctors, dentists, bars and restaurants, Hollycroft Park and good access to major road links. Immaculately presented and refurbished including white panelled interior doors, wooden flooring, feature fireplace, modern fitted kitchen and bathroom, new roof, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining kitchen and SUDG conservatory. Three bedrooms and shower room. Wide driveway and large rear garden with two large sheds and hot tub with Norwegian gazebo. Viewing recommended. Carpets, shutters and hot tub included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

Attractive UPVC SUDG front door to

## ENTRANCE HALLWAY

With radiator, stairway to first floor. Attractive white panel and etched glazed door to

## LOUNGE TO FRONT

16'4" x 12'0" (5.00 x 3.68')

With feature Victorian fireplace having ornamental wood surrounds, black cast iron ornamental fireplace to centre, gas point to side, oak finish laminate wood strip flooring. Radiator, TV aerial point, coving to ceiling. Bay window to front with built in shutters. White wood panel and glazed door to



## FITTED DINING KITCHEN TO REAR L SHAPED

15'4" x 10'4" (4.68 x 3.15)

With a range of light grey kitchen units consisting inset one and a half bowl single drainer resin sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawers, contrasting roll edge working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath. Stainless steel splashbacks and integrated extractor hood above. Further matching range of wall mounted cupboard units, appliance recess points and plumbing for automatic washing machine. Radiator with surrounding ornamental cover. White double doors leads to a useful under stairs storage cupboard housing the meters with lighting. White wood panel and glazed double doors to



## SUDG CONSERVATORY TO REAR

15'2" x 8'7" (4.63 x 2.63)

With oak wood grain laminate wood strip flooring, two radiators. Double and single panelled radiator. Ceiling mounted fan light, wood panel and SUDG doors leading to the rear garden.



## FIRST FLOOR LANDING

With white spindle balustrades including loft access. White wood panel original interior doors to

### **BEDROOM ONE TO FRONT**

14'2" x 9'6" (4.32 x 2.91)

With radiator, coving to ceiling, bay window to front with built in made to measure shutters.



### **BEDROOM TWO TO REAR**

10'5" x 9'1" (3.19 x 2.77)

With radiator.



### **BEDROOM THREE TO REAR**

6'7" x 5'10" (2.01 x 1.80)

With radiator, airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.



### **REFITTED SHOWER ROOM TO FRONT**

5'3" x 6'2" (1.61 x 1.90)

With white suite consisting of fully tiled shower cubicle with glazed shower screen, rain shower and hand held shower above, low level WC, pedestal wash hand basin, contrasting fully tiled surrounds including the flooring, white heated towel rail.

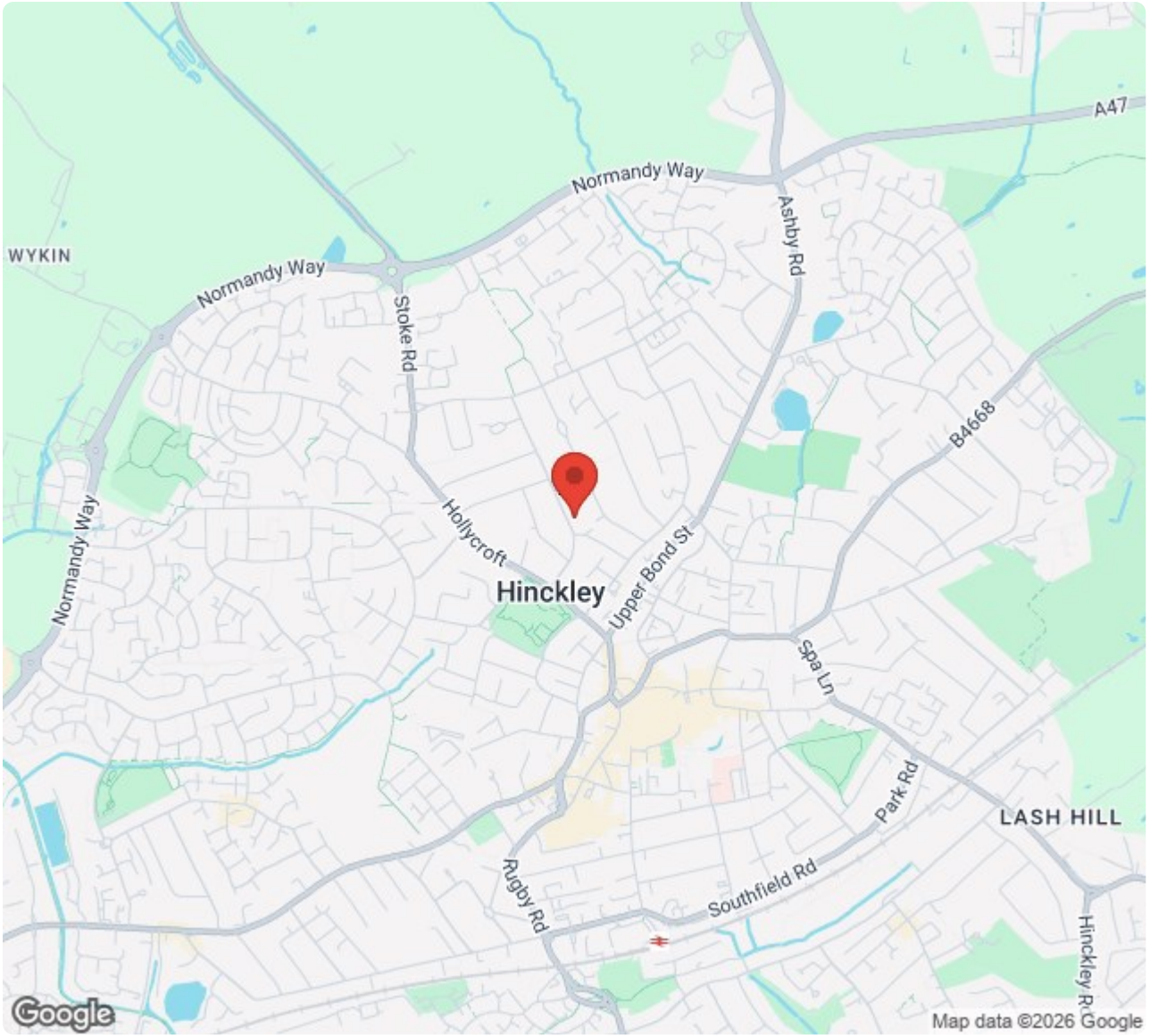


### **OUTSIDE**

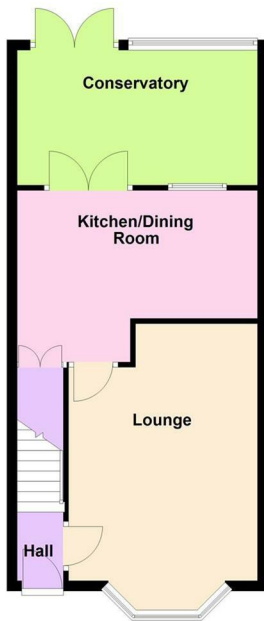
The property is set back from the road having a full width decorative stoned driveway to front with surrounding retaining wall, a stoned pathway and timber gate lead down the side of the property leading to the fully fenced and enclosed rear garden, adjacent to the rear of the house is a timber decking patio with a cold water tap and double power point beyond which is a gazebo with a Norwegian gazebo with a 6 man hot tub with surrounding astro turf beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders with bark for easy maintenance. To the top of the garden is a brick retaining wall and a full width slabbed patio beyond which is a large timber shed measuring 2.93m x 5.42m , the shed with a timber decking patio to front, stable door to front and rear pedestrian door leading to storage area and further timber shed.



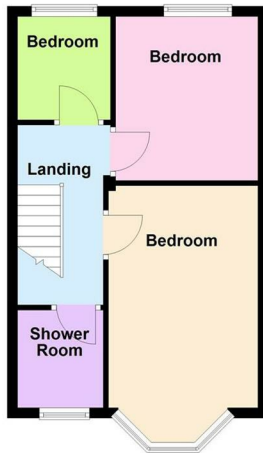




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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