Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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44 GOPSALL ROAD, HINCKLEY, LE10 0DY

OFFERS OVER £240,000

No Chain. Extended and much improved traditional three storey semi detached family home of character. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentists, Hollycroft Park, bars and restaurants and good access to major road links. Well presented including original strip pine panelled interior doors, ceramic and wooden flooring, wrought iron spiral stairway, feature original fireplaces, refitted kitchen, gas central heating and SUDG. Spacious accommodation offers lounge, dining kitchen, utility room, garden room/dining room. Three bedrooms, family room and bathroom with shower. Driveway to front and good size rear garden with a shed. Viewing recommended. Carpets and blinds included.







TENURE
Freehold
Council tax Band B

ACCOMMODATION
Open canopy porch with outside lighting, hardwood panelled and coloured leaded glazed front door to

LOUNGE TO FRONT
12'0" x 16'4" (3.66 x 4.98)
With feature open fireplace having ornamental white wooden surrounds raised marble hearth and backing, white storage cupboards, book and display shelving to side alcove, double panel radiator, thermostat for the central heating system, picture light, original strip panel interior doors to inner lobby with laminate wood strip flooring with door to useful under stairs storage cupboard housing the meters with fitted shelving and lighting, further door to a store room with fitted shelving which also houses the wall mounted Glow worm gas condensing combination boiler for central heating and domestic hot water with digital programmer, double power point.



REFITTED DINING KITCHEN TO REAR
13'1" x 12'1" (4.00 x 3.70)
With a fashionable range of grey fitted kitchen units consisting inset one and a half bowl single drainer resin sink unit chrome mixer tap above cupboard beneath, further matching floor mounted cupboard units and two three drawer units, contrasting wood grain working surfaces above with inset four ring stainless steel gas hob unit, tiled splashbacks, further matching wall mounted cupboard units including one display with glazed doors and display shelving, plate rack, integrated freezer, wood grain laminate wood strip flooring, double panel radiator, doorway to





UTILITY ROOM
12'1" x 2'10" (3.69 x 0.87)
With ceramic tiled flooring, fitted working surface, appliance recess points, plumbing for automatic washing machine, light and power, fitted shelving

GARDEN ROOM TO REAR
16'0" x 8'3" (4.88 x 2.54)
With ceramic tile flooring, double panel radiator, vaulted ceiling with two double glazed Velux windows, inset ceiling spotlights, four matching wall lights, hardwood panel and panel SUDG door to the side of the house.



FIRST FLOOR LANDING
With double panel radiator, feature white wrought iron spiral stairway to second floor.

BEDROOM ONE TO FRONT
12'0" x 10'0" (3.67 x 3.05)
With feature original cast iron fireplace, radiator, built in double wardrobe over the stairs.



BEDROOM TWO TO REAR
12'1" x 10'1" (3.69 x 3.08)
With feature original black cast iron fireplace with tiled hearth, built in double wardrobe over the stairway, radiator.



BEDROOM THREE TO FRONT
5'10" x 8'11" (1.80 x 2.72)
with radiator.



FAMILY BATHROOM TO REAR
5'10" x 9'2" (1.79 x 2.81)
With white suite consisting panelled bath, fully tiled shower cubicle with glazed shower door pedestal wash hand basin, low level WC, contrasting half tiled surrounds, laminate wood strip flooring, radiator, extractor fan.

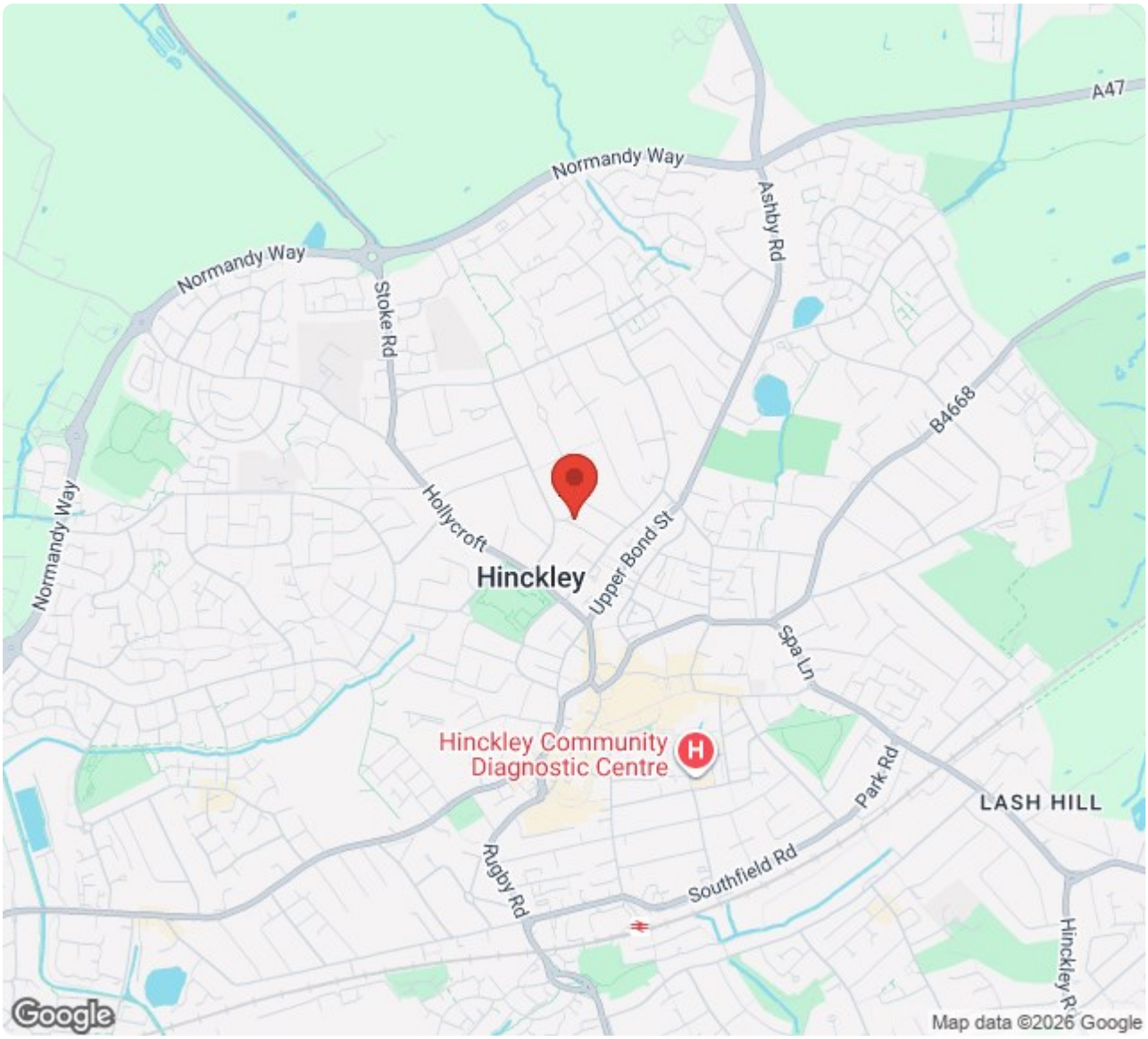


SECOND FLOOR L SHAPED FAMILY ROOM
15'9" x 13'4" (4.81 x 4.08)
With a feature exposed brick chimney breast, beams to ceiling, laminate wood strip flooring, doors to the eaves offering further storage, door to

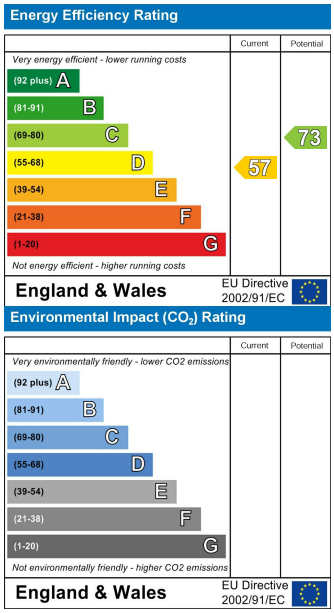


WALK IN WARDROBE/DRESSING ROOM
7'7" x 5'1" (2.32 x 1.55)
With lighting.

OUTSIDE
outside the property is set back from the road having a full width block paved driveway to front, a wrought iron gate and block paved pathway lead down the side of the house where there is a outside tap beyond which there is a fully fenced enclosed rear garden which has a deep full width block paved patio adjacent to the rear of the property with surrounding beds beyond which the garden is principally laid to lawn and at the top of the garden is a metal shed.







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