



## 23 BOWLING GREEN ROAD, HINCKLEY, LE10 1EX

**OFFERS OVER £210,000**

Extended and refurbished traditional semi detached house on a large plot. sought after and highly convenient location within walking distance of the town centre, The crescent, schools, train and bus stations, doctor, dentists, parks, leisure centre, bars and restaurants and good access to major road links. Well presented including oak panelled interior doors, spindle balustrades, wooden flooring, media wall, re wiring, re plastering, refitted kitchen, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, breakfast kitchen, dining room and UPVC SUDG conservatory. Two double bedrooms and bathroom. Driveway to front and large mature rear garden. Viewing recommended. New carpets and blinds included.



## TENURE

Freehold  
Council Tax Band A  
EPC Rating D

## ACCOMMODATION

UPVC SUDG front door to

### ENTRANCE HALLWAY

With grey wood finish laminate wood strip flooring, stairway to first floor with white spindle balustrades, useful under stairs storage cupboard housing the electric meters, the property has been re wired. Further door to a walk in under stairs storage cupboard with fitted shelving and lighting. Attractive oak panelled interior door to

### LOUNGE TO FRONT

10'7" x 11'11" (3.25 x 3.64)

With feature full height media wall in white tongue and groove panelling, fitted display and book shelving to side alcove, storage cupboards beneath. Radiator, TV aerial point.



### REFITTED BREAKFAST KITCHEN TO REAR

11'0" x 10'10" (3.37 x 3.32)

With a fashionable range of gloss white fitted kitchen units with soft close doors, consisting inset black single drainer resin sink unit, black mixer tap above, cupboard and three drawer unit beneath. Further matching range of floor mounted cupboard units, contrasting black working surfaces above with four ring ceramic hob unit, black splashback and black chimney extractor hood above, single fan assisted oven with grill beneath, tiled splashbacks. Further matching tall larder unit with integrated microwave oven, appliance recess points and plumbing for automatic washing machine. Radiator. Grey wood finish laminate wood strip flooring, feature archway leading to



### REAR DINING ROOM

8'10" x 10'11" (2.71 x 3.33)

With oak finish laminate wood strip flooring, radiator, UPVC SUDG door to the side of the property.



### UPVC SUDG CONSERVATORY TO REAR

9'4" x 9'4" (2.87 x 2.85)

With double power point, UPVC SUDG sliding patio doors leading to the rear garden.

### FIRST FLOOR LANDING

With door to

### **BEDROOM ONE TO FRONT**

11'1" x 12'0" (3.39 x 3.66)

With feature wood panelling to one wall, radiator.



### **BEDROOM TWO TO REAR**

11'2" x 10'5" (3.41 x 3.18)

With built in double and single wardrobes in white, cupboards above, further airing cupboard housing the Ideal gas condensing combination boiler for central heating with a wireless Nest thermostat, radiator.



### **BATHROOM**

5'11" x 8'3" (1.81 x 2.52)

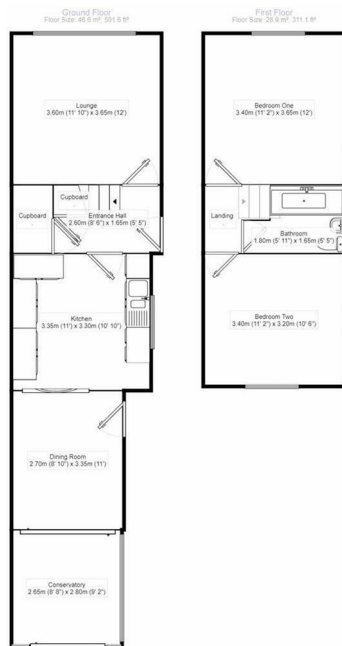
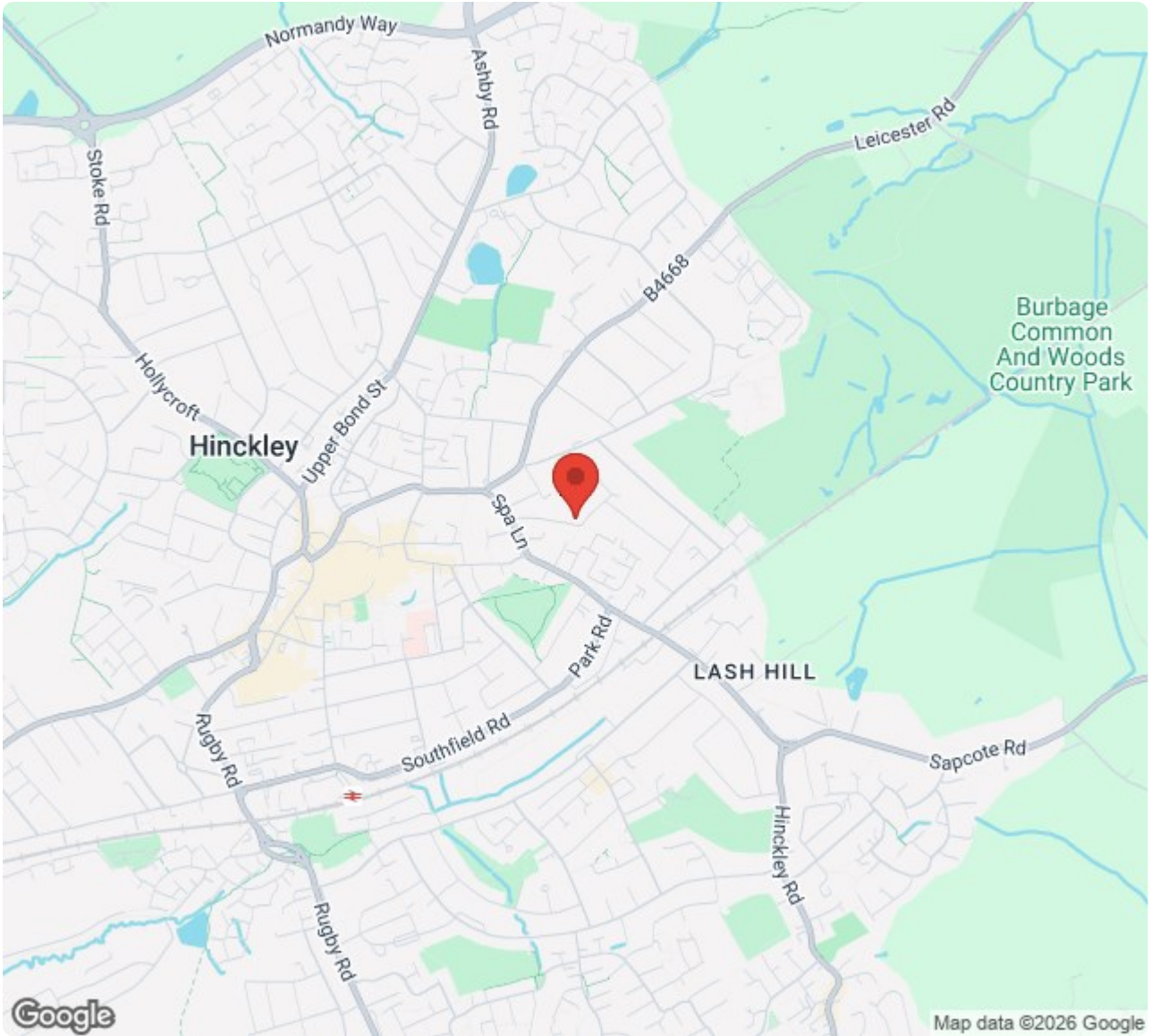
With white suite consisting panelled bath, electric shower unit above, pedestal wash hand basin, low level WC, contrasting tiled surrounds. Radiator. Loft access.



### **OUTSIDE**

The property is set back from the road having a full width block paved driveway to front, a block paved pathway leads through a grey aluminium security door down the side of the house where there is an outside tap, to the good sized fenced and enclosed rear garden which has a full width block paved patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. There is a further patio to the top of the garden.





Measurements are approximate. Not to scale. For illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		55	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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