Scrivins & Co Sales & Lettings

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29 CLARENDON ROAD, HINCKLEY, LE10 0PJ

ASKING PRICE £230,000

Extended, vastly improved, modernised and refurbished traditional bay fronted terraced villa of character. Sought after and highly convenient tree lined road within walking distance of the town, The Crescent, local schools, the leisure centre, parks, bus and train stations, Doctors/Dentists and with good access to major road links. Immaculately presented including glass/white panelled interior doors, wooden flooring, feature fireplaces, refitted kitchen and bathrooms, fitted wardrobes, gas central heating and UPVC SUDG. Fully rewired. Spacious accommodation offers lounge, dining room, breakfast kitchen, utility room and bathroom. Three bedrooms and shower room. Well kept front and long sunny rear garden with shed. Viewing highly recommended. Carpets and blinds included.







TENURE
Freehold
Council tax Band B

ACCOMMODATION
Attractive composite panelled and SUDG front door with outside security light to

FRONT LOUNGE
13'3" x 12'5" (4.05 x 3.79)
With feature contemporary fireplace having ornamental oak finish surrounds raised hearth and back incorporating a stainless steel living flame pebble effect electric fire, natural stone to side alcoves, oak finish laminate wood strip flooring, fashionable white vertical radiator, inset ceiling spotlights, two matching wall lights. Sliding glass door to



INNER LOBBY
With oak finish laminate wood strip flooring, door to useful under stairs storage cupboard housing the electric meters including the consumer unit, lighting

REAR DINING ROOM
9'3" x 9'3" (2.83 x 2.82)
With feature contemporary fireplace in white incorporating a living flame coal effect electric fire, natural stone to side alcoves, oak finish laminate wood strip flooring, inset ceiling spotlights, two matching wall lights, fashionable white vertical radiator, TV aerial point, stairway to first floor, Sliding glass door to



REFITTED BREAKFAST KITCHEN TO REAR
7'2" x 14'4" (2.20 x 4.38)
With a fashionable range of gloss white fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above and cupboard beneath, further matching range of floor mounted cupboard units and three, three drawer units, contrasting oak finish working surfaces above with inset four ring ceramic hob unit, extractor above, matching breakfast bar, tiled splashbacks. Further matching range of wall mounted cupboard units, integrated dishwasher and larder fridge, fan assisted oven with grill and microwave oven, plumbing for automatic washing machine, ceramic tiled flooring, inset ceiling spotlights, wired in smoke alarm, fashionable white vertical radiator. All the power points are in chrome. UPVC SUDG door to outside. Attractive white panelled interior door to



UTILITY ROOM TO REAR
7'4" x 9'10" (2.26 x 3.02)
With ceramic tiled flooring, single panelled radiator, wall mounted gas condensing combination boiler for central heating and domestic hot water, inset ceiling spotlights.



REFITTED BATHROOM TO REAR
6'1" x 6'9" (1.86 x 2.07)
With white suite consisting P shaped panelled bath, mixer taps and shower attachment above, glazed shower screen to side, vanity sink unit with gloss white double cupboard beneath, contrasting fully tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights, extractor fan.



FIRST FLOOR LANDING
With inset ceiling spotlights, wired in smoke alarm. Loft access

BEDROOM ONE TO FRONT
14'3" x 11'2" (4.35 x 3.42)
With a range of full width slide robes to one wall incorporating hanging rails and shelves, fashionable white radiator, TV aerial point



BEDROOM TWO TO REAR
11'1" x 12'2" (3.40 x 3.72)
With fashionable vertical radiator, built in double wardrobe



BEDROOM THREE TO REAR
7'4" x 9'8" (2.25 x 2.95)
With fashionable white radiator, inset ceiling spotlights.



REFITTED SHOWER ROOM

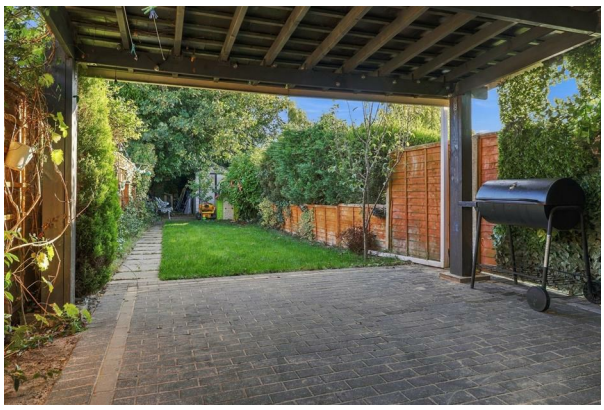
7'10" x 4'3" (2.40 x 1.31)

With fully tiled double shower cubicle with glazed shower door, vanity sink unit with gloss white double cupboard beneath, mirror fronted bathroom cabinet, low level WC, contrasting fully tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights, extractor fan.

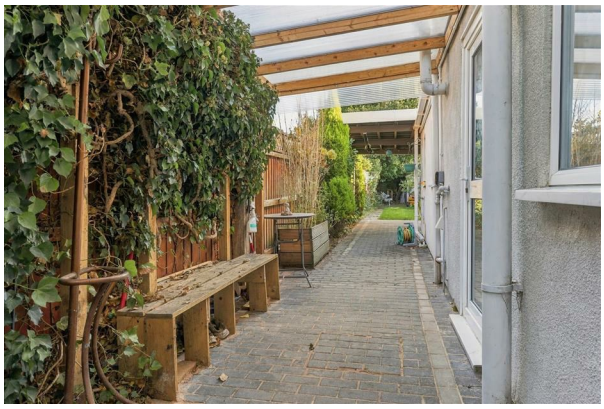


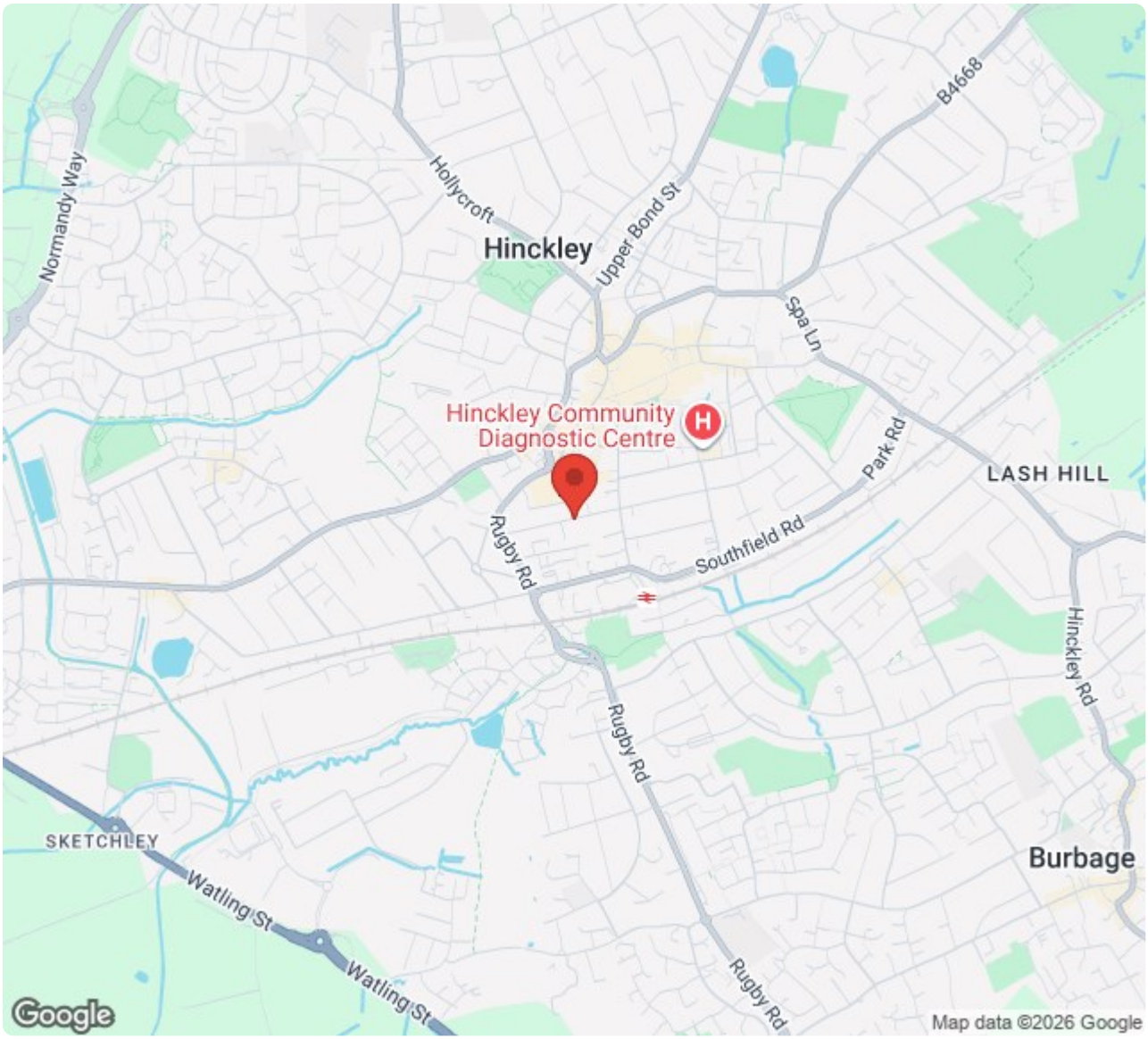
OUTSIDE

The property is set back from the road, screened behind a low brick retaining wall, the front garden being principally stoned with surrounding block pavings and box hedging. There is a shared covered side entry leading through a timber gate to the long fully fenced and enclosed private rear garden which has a block paved rear yard with outside tap and light. Beyond this is a full width block paved patio with surrounding bed beyond which the garden is mainly laid to lawn. To the top of the garden there is a further stoned patio. Plastic shed included. The garden has a sunny aspect







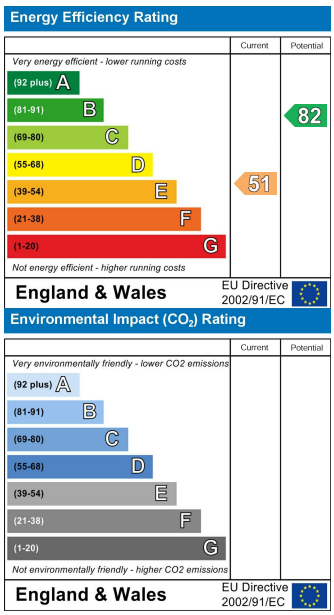




TOTAL AREA: APPROX. 1077.8 SQ. FEET

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows,rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Plan produced using PlanUp.

29, CLARENDON ROAD, HINCKLEY



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