Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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1 SWINBURNE ROAD, HINCKLEY, LE10 0TQ

OFFERS OVER £220,000

NO CHAIN. Attractive modern semi detached house on an advantageous corner plot. Sought after and convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentist, Hollycroft Park, train and bus stations and good access to major road links. The property benefits from feature fireplace, white panelled interior doors, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge dining room and kitchen. Three bedrooms, shower room and separate WC. Front, side and enclosed rear gardens. Driveway to side offers ample car parking. Carpets, blinds and light fittings included.







TENURE
Freehold
Council tax Band C

ACCOMMODATION
UPVC SUDG front door to

ENTRANCE HALLWAY
With stairway to first floor, double panelled radiator, attractive white panelled interior door to



LOUNGE/DINING ROOM
24'0" x 13'4" (7.33 x 4.07)
With feature fireplace with wooden surround with marble hearth and backing, two single panel radiators, TV aerial point, UPVC SUDG sliding doors to the rear garden.



KITCHEN
9'0" x 8'7" (2.76 x 2.62)
With a range of floor standing cupboard units with roll edge working surfaces above inset one and a half bowl and sink and drainer with mixer tap above and cupboard beneath. Fridge & freezer included as well as the gas oven and grill with four ring gas hob above, extractor hood above. Further range of wall mounted cupboard units one housing the Worcester gas combination boiler for central heating and domestic hot water, door to a useful storage cupboard with shelving, wall mounted fan heater, UPVC SUDG door to outside.



FIRST FLOOR LANDING
With loft access, loft is insulated. Door to cupboard with shelving. Door to



BEDROOM ONE TO FRONT
10'9" x 12'9" (3.30 x 3.91)
With single panel radiator.



BEDROOM TWO TO REAR
9'9" x 10'3" (2.99 x 3.13)
With single panel radiator.



BEDROOM THREE TO FRONT
9'0" x 7'3" (2.75 x 2.22)
With double panelled radiator, cupboard over the stairs with rail and shelf.



REFITTED SHOWER ROOM
5'1" x 5'4" (1.57 x 1.65)
With a walk in shower cubicle with glazed shower screen, wall panelling, Mira electric shower, inset ceiling spotlights, pedestal wash hand basin, double panelled radiator, door to



SEPARATE WC

5'6" x 2'7" (1.68 x 0.81)

With low level WC.

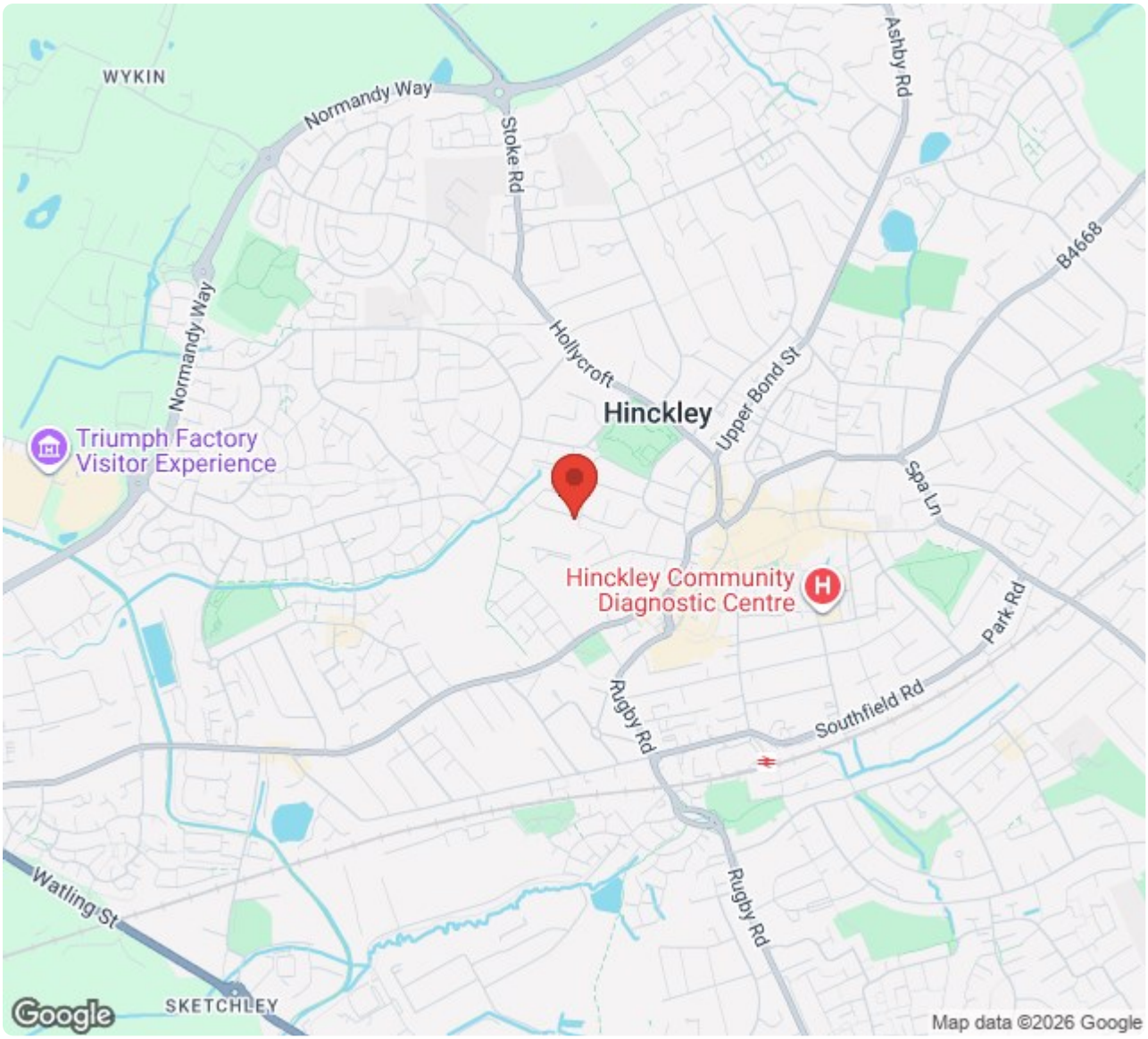


OUTSIDE

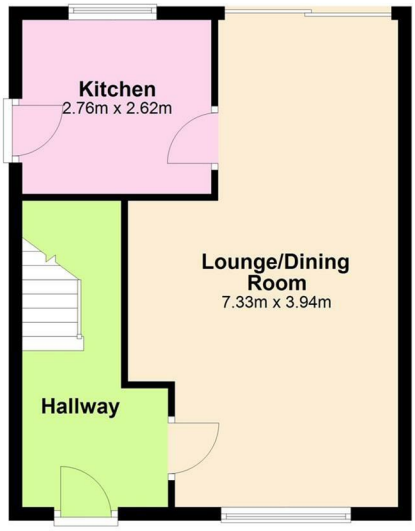
Access via double wooden gates to rear is the block paved driveway offering ample car parking with low level brick retaining wall, surrounding beds and conifers. The garden is a good size as we are on a advantageous corner plot enclosed by panelled fencing. The remainder of the garden is principally laid to lawn with well established and well stocked surrounding beds. Timber shed, outside tap and outside lighting, wooden door to useful outside store, timber gate to side. Access via the front of the property with a large front garden which is principally laid to lawn with surrounding beds with a block paved pathway to the front door and to the side.



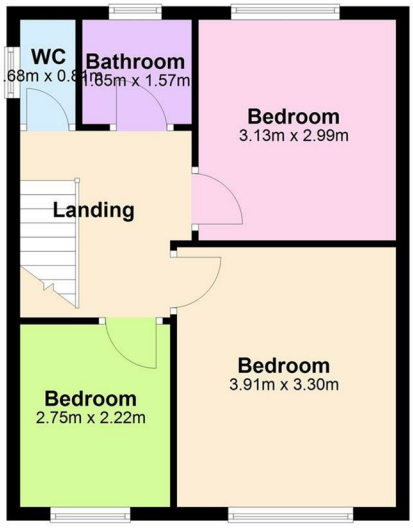


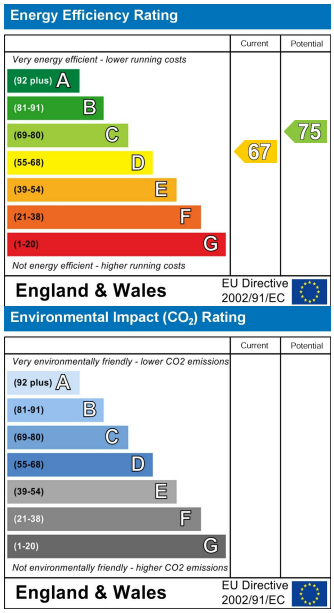


Ground Floor



First Floor





naea | propertymark PROTECTED

arla | propertymark PROTECTED

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