Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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49 TRINITY VICARAGE ROAD, HINCKLEY, LE10 0BU

ASKING PRICE £260,000

Attractive traditional bay fronted semi detached house on a large plot. Popular and highly convenient non estate cul de sac location close to Hollycroft Park and the town. Well presented the property benefits from original panelled interior doors, spindle balustrades, refitted kitchen and bathroom, UPVC SUDG and gas central heating. Spacious accommodation offers porch, entrance hall, lounge, dining room, sitting room & kitchen. Three good bedrooms and bathroom. Large tarmacadem driveway, front and rear garden with timber store. Viewing highly recommended.







TENURE
Freehold
Council tax band B

ACCOMMODATION
UPVC SUDG door to

ENTRANCE PORCH
5'7" x 1'8" (1.72 x 0.53)
With timber and glazed door to

ENTRANCE HALL
6'1" x 13'3" (1.86 x 4.04)
With double panelled radiator, wall mounted fuse board, timber cupboard housing the electric and gas meters, UPVC SUDG door for side access, white panel door to



LOUNGE TO FRONT
12'2" x 13'8" (3.71 x 4.17)
With bay window to front, double panelled radiator, shelving within the alcoves, decorative fireplace with oak mantle, coving to ceiling, door to



REAR RECEPTION ROOM TWO
11'10" x 13'0" (3.61 x 3.98)
With double panelled radiator, dado rail, UPVC SUDG door to rear garden.



KITCHEN
6'5" x 9'0" (1.96 x 2.75)
With tiled flooring, single panel radiator, a range of floor standing laminated beech wood effect kitchen cupboard units with brushed chrome handles, slate effect working surface, one and a half ceramic sink unit with brush chrome mixer tap, built in double oven, four ring electric hob extractor above, further matching range of wall cupboard units, archway to



DINING ROOM
8'4" x 15'1" (2.56 x 4.60)
With tiled flooring, double panelled radiator, timber door for side access, beams to ceiling, built in timber corner storage unit.



FIRST FLOOR LANDING
With loft access, door to



BEDROOM ONE TO FRONT
12'0" x 10'11" (3.68 x 3.35)
With double panel radiator, picture rail, coving to ceiling.



BEDROOM TWO TO REAR
11'10" x 13'0" (3.61 x 3.98)
With single panel radiator.



BEDROOM THREE TO REAR

6'5" x 9'1" (1.98 x 2.77)

With double panelled radiator, coving to ceiling, bespoke timber cupboard housing the Valiant combination boiler for domestic hot water and gas central heating, shelving above.



BATHROOM

5'10" x 5'4" (1.80 x 1.63)

With three piece white suite consisting panelled bath with chrome mixer tap& tiled surrounds, low level WC and wash hand basin, chrome heated towel rail

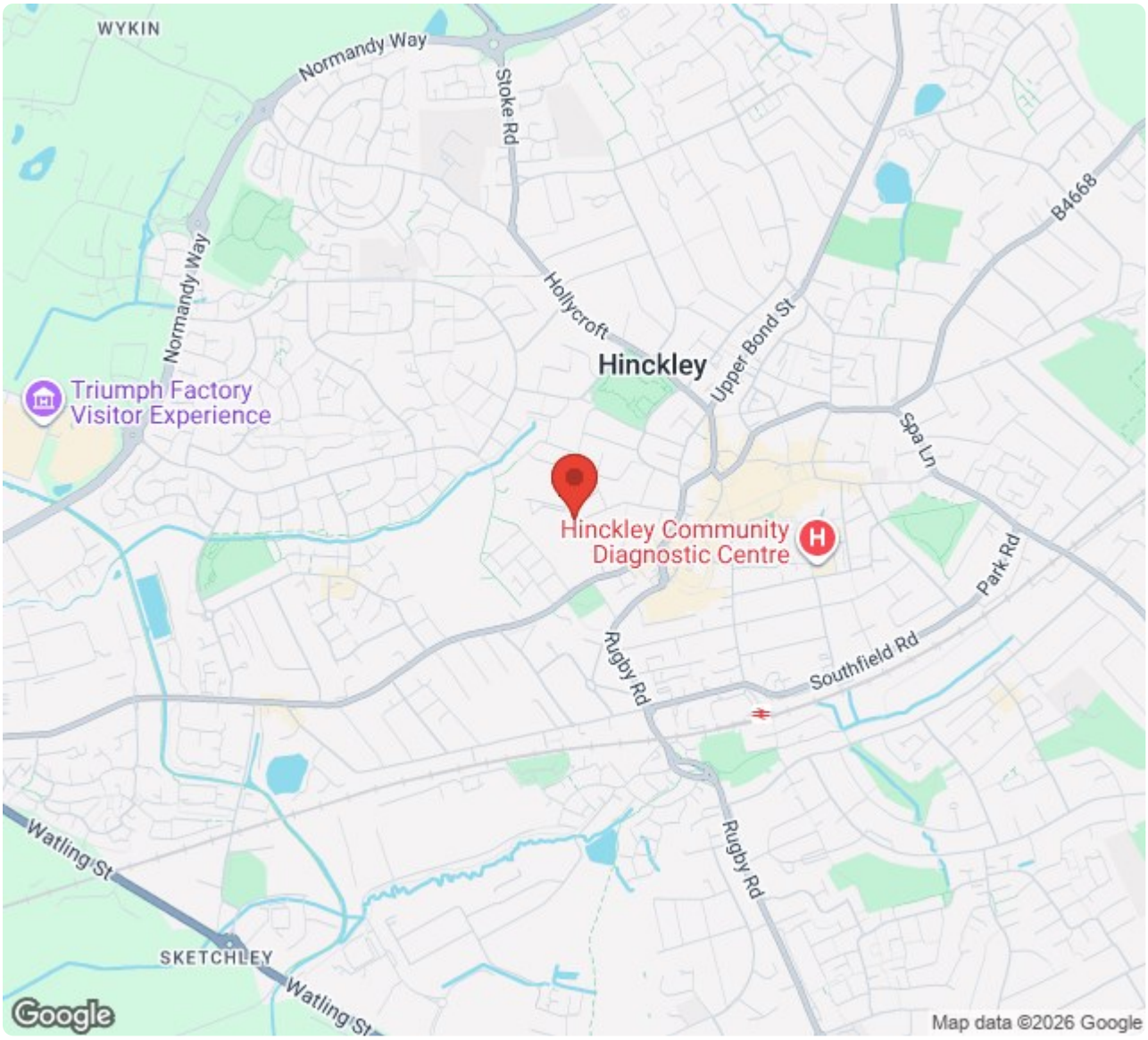


OUTSIDE

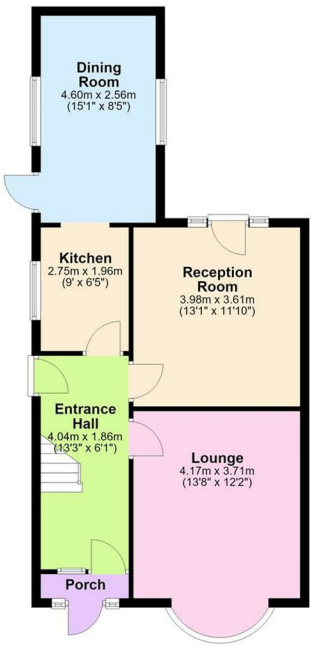
Outside the property to front there is a tarmacadam driveway leading up the side of the property and to the rear garden, driveway beyond timber gates. Front garden is laid to decorative stone enclosed with a low level brick wall with shrubs within. The back garden is predominately laid to lawn with a timber shed fenced and enclosed. To the bottom of the garden is a large timber store, previously used as a double car port as it is large enough to store two cars.





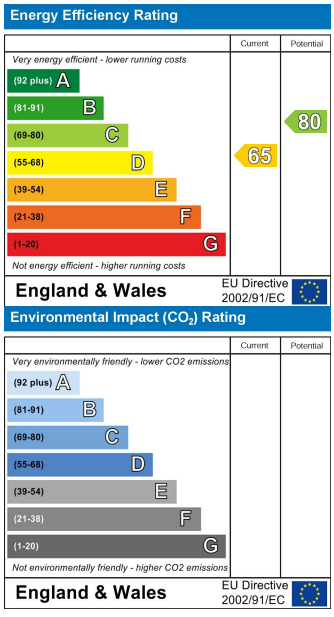


Ground Floor



First Floor





naea | propertymark PROTECTED

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