

Scrivins & Co

Sales & Lettings

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8 FOREST ROAD, HINCKLEY, LE10 1HB

OFFERS OVER £325,000

Extended vastly improved and refurbished traditional bay fronted semi detached family home on a large sunny plot. Sought after and convenient location within walking distance of the town centre, The Crescent, local schools, train and bus station, doctors, dentists, parks, bars and restaurants and good access to the A5 and M69 motorway. Well presented including oak panelled interior doors, oak spindle balustrades, tiled flooring, refitted kitchen and bathroom, spotlights, Velux windows, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge, extended kitchen sitting room with bi-fold doors & dining room. Three bedrooms and bathroom with shower. Wide driveway and good sized sunny rear garden with multi purpose cabin. Viewing recommended. Carpets, blinds and Range cooker included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Canopy pitched and tiled porch. Composite front door to

ENTRANCE HALLWAY

6'11" x 15'4" (2.13 x 4.68)

With Victorian style tiled flooring, antique style column radiator, wired in smoke alarm. Door to under stairs storage cupboard housing the gas and electric meters and fuse board. Further low level door for further storage. Oak balustrade staircase to first floor. Oak door to

DOWNSTAIRS WC

2'0" x 4'11" (0.63 x 1.51)

With tiled flooring, low level WC, single panelled radiator, wall mounted wash hand basin with tiled splashbacks and extractor fan.



DINING ROOM

11'10" x 12'6" into the bay window (3.61 x 3.82 into the bay window)

With shutter blinds, picture rail, antique style column radiator, multi fuel burning stove with a slate hearth and tiled backing. Oak door to



KITCHEN

6'11" x 18'6" (2.12 x 5.66)

With tiled flooring with underfloor heating, fashionable grey radiator. A range of fashionable blue floor standing kitchen cupboard units with brushed chrome handles, solid oak working surfaces. Belfast style sink with chrome mixer taps, skylight with Velux window, inset ceiling spotlights. Rangemaster oven with five ring gas hob and matching extractor hood above, tiled splashbacks, contrasting grey larder cupboard units with brushed chrome handles with shelving and internal lighting. Built in Hotpoint dishwasher, built in Bosch washing machine. Oak door to



SITTING ROOM

9'6" x 8'6" (2.92 x 2.61)

With wood effect flooring, two Velux windows, triple Bi-folding doors to the rear garden, upstanding grey fashionable radiator, TV aerial point, under floor heating control panel. Oak door to



LOUNGE

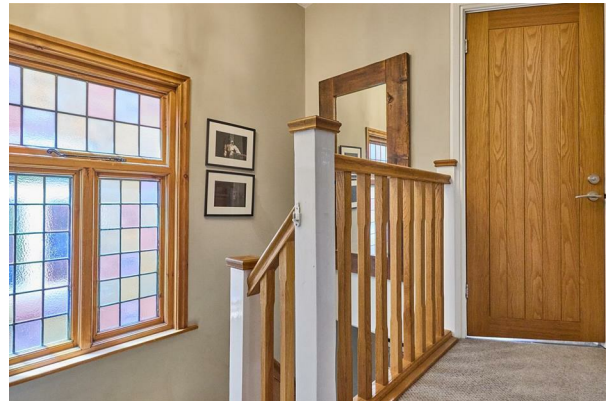
10'9" x 13'1" (3.30 x 4.01)

With black fashionable radiator, picture rail, feature fireplace with timber mantle incorporating a Victorian style open fire, tiled hearth.



FIRST FLOOR LANDING

With loft access with drop down ladder, the loft is boarded and houses the combination boiler for domestic hot water and gas central heating. Wired in smoke alarm stained glass window.



BEDROOM ONE TO FRONT

11'10" x 12'11" into the bay window (3.63 x 3.96 into the bay window)

With fashionable grey radiator, shutter blinds, window seat with storage, Victorian feature fireplace.



BEDROOM TWO TO REAR

9'10" x 13'2" (3.02 x 4.02)

With fashionable grey radiator, built in Hammonds wardrobes with shelving and hanging rails, original Victorian style fireplace.



BEDROOM THREE TO REAR

6'11" x 9'1" (2.11 x 2.77)

With wood effect Amtico flooring, single panelled radiator. Door to built in storage cupboard with radiator. Oak door to



FAMILY BATHROOM

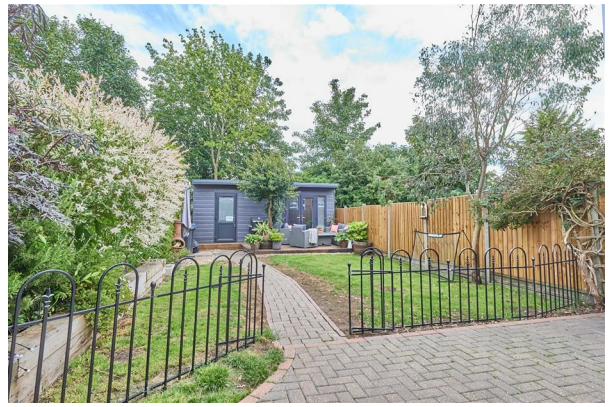
5'11" x 7'8" (1.81 x 2.35)

With wood effect Amtico flooring, four piece suite consisting of a vanity wash with storage beneath, chrome mixer tap, mirror fronted storage unit above. Freestanding bath with chrome mixer tap and shower attachment, low level WC. Corner shower enclosure with rainfall head and hand attachment, extractor fan and inset ceiling spotlights, grey towel heater.



OUTSIDE

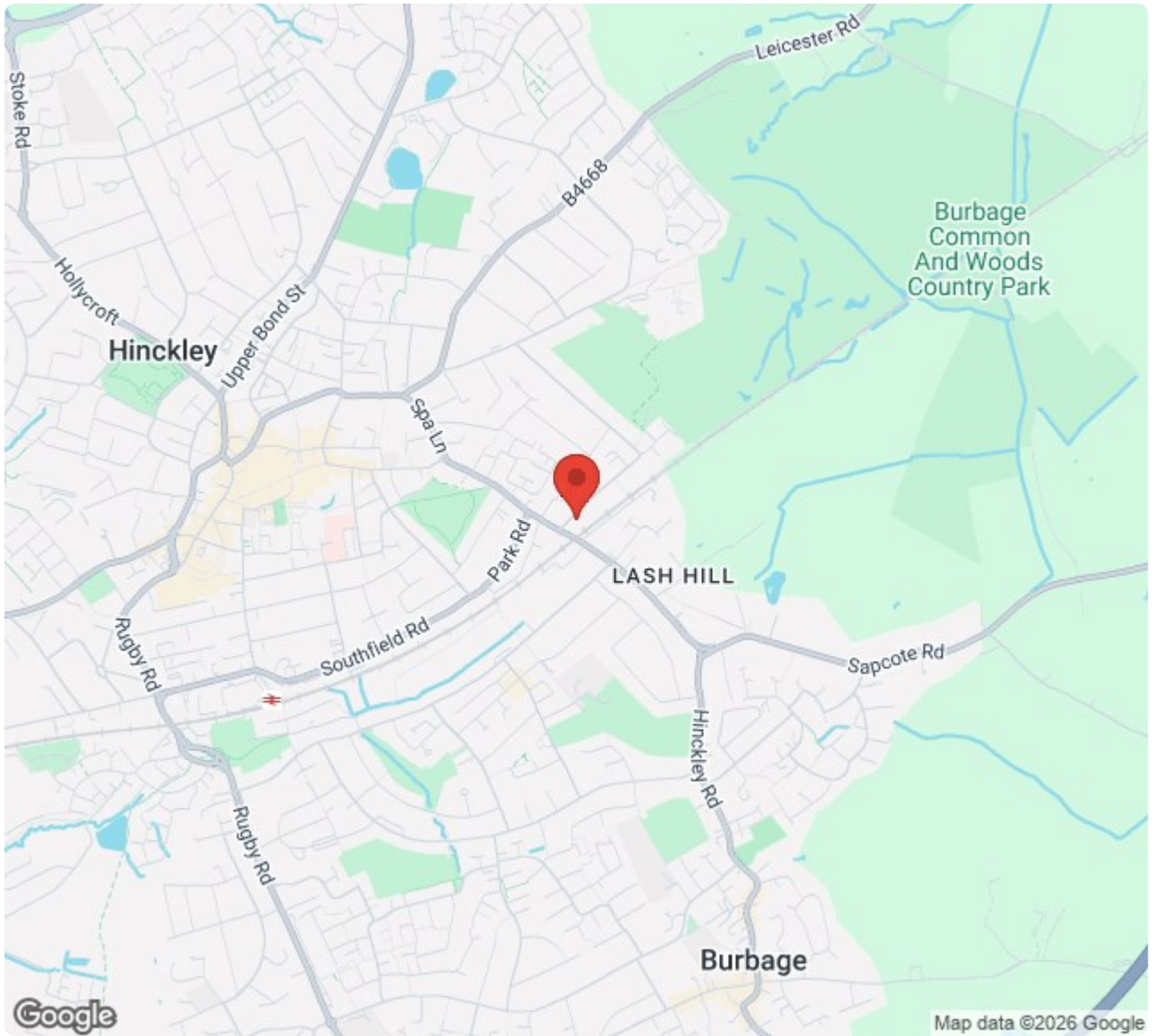
The property to front has a block paved and decorative stone driveway with outside lighting. There is a block paved path leading to the side of the house to a secondary door, outside lighting, timber pedestrian gate to the rear garden. The property to rear has a block paved patio adjacent to the rear of the house, the garden is predominantly laid to lawn, fenced and enclosed with a raised sleeper beds, the bottom of the garden has a raised timber deck in front of a large multi purpose cabin.



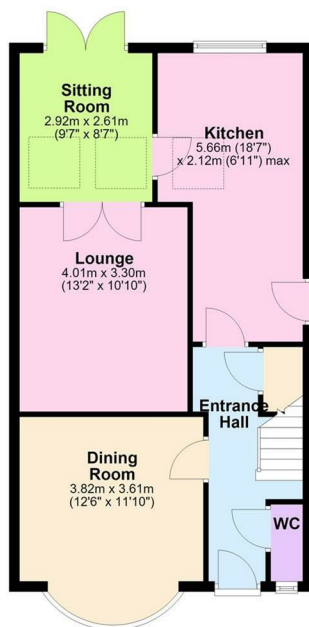
CABIN

Sectioned in to two rooms with UPVC SUDG doors to the first room measuring 3.04m x 2.98 , with Herringbone Amtico style flooring, inset ceiling spotlights, wall mounted fuseboard, electric and lighting. The second room measures 2.85m x 2.98m with inset ceiling spotlights and electric and UPVC SUDG rear door.

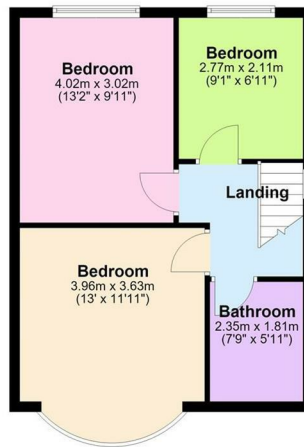




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		