



81 EDWARD STREET, HINCKLEY, LE10 0DH

OFFERS OVER £340,000

Outstanding extended vastly improved and refurbished traditional three storey bay fronted detached family home on a large plot.

Popular and convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentist, leisure centre, Hollycroft Park, train and bus stations and with good access to major road links. Immaculate contemporary style interior includes white panel interior doors, oak strip flooring, glass balustrades, multi fuel stove, vaulted ceiling, full height glass wall.

Luxury refitted kitchen and bathroom, wired in smoke alarm, gas central heating and UPVC SUDG. Bright and spacious accommodation offers open porch, entrance hallway, separate WC, lounge, eye catching open plan living dining kitchen and utility room. Three double bedrooms, study area and bathroom. Driveway with detached garage. Large sunny rear garden with Gazebo. Viewing highly recommended contact agent to view, carpets included.



TENURE

Freehold

Council tax band C

ACCOMMODATION

Open pitched and slate canopy porch with outside lighting. Attractive grey composite and SUDG panel door to

ENTRANCE HALLWAY

With oak finished laminate wood strip flooring, radiator, wired in smoke alarm, digital programmer for central heating system, stairway to first floor with white spindle balustrades. Attractive white panelled fire doors lead to



SEPARATE WC

White suite consisting low level WC, vanity sink unit with grey double cupboard beneath. Contrasting tiled surrounds, chrome heated towel rail.

FRONT LOUNGE

12'3" x 16'7" (3.74m x 5.08m)

Feature fireplace with granite hearth solid oak beam above, incorporating a cast iron multi fuel stove, power points and TV aerial point above for a wall mounted flat screen TV. fitted white double cupboard to side with alcove, radiator, coving to ceiling. White wood panel and glazed double doors to

REFITTED OPEN PLAN LIVING DINING KITCHEN

19'10" x 19'10" (6.05m x 6.07m)

With a fashionable range of grey fitted kitchen units with soft close doors, consisting of a central island unit with inset sink unit with black mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and two three drawer units. Contrasting white working surfaces above, matching upstands and tiled splashbacks. Further matching range of wall mounted cupboard units and one corner larder cupboard. Black Rangemaster cooker included, gas hob unit, two ovens and a grill beneath, black chimney extractor fan above. Integrated appliance including a dishwasher, wine cooler, fridge/freezer, microwave. Matching breakfast bar, wood strip flooring, two fashionable grey radiator, TV aerial point. Vaulted ceiling with inset double glazed Velux windows, spotlights. Bi-fold aluminium SUDG doors leading to the rear garden. Matching SUDG apex above, concealed lighting over the surfaces. White wooden and glazed door leads to

REFITTED UTILITY ROOM

7'10" x 5'2" (2.40m x 1.60m)

With matching units from the kitchen consisting inset single drain stainless steel sink unit with black mixer tap above, cupboard beneath. Surrounding white working surfaces above, tiled splashbacks. One tall broom cupboard, appliance recess points, plumbing for automatic washing machine, wall mounted consumer unit, oak strip flooring, radiator, inset ceiling spotlights, extractor fan.



FIRST FLOOR LANDING

With wired in smoke alarm

FRONT BEDROOM ONE

13'10" x 11'0" (4.23m x 3.37m)

Two radiators, TV aerial point

BEDROOM TWO TO REAR

10'4" x 11'0" (3.15m x 3.37m)

Radiator



REFITTED BATHROOM TO REAR

8'11" x 10'1" (2.72m x 3.08m)

With white suite consisting panelled bath, black rain shower above with glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds, shaver point, black heated towel rail. Door to the airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water, inset ceiling spotlight, extractor fan.



OUTER LANDING AREA/STUDY AREA

5'8" x 6'1" (1.75m x 1.87m)

radiator, wall light, stairway to second floor



BEDROOM THREE

19'3" x 13'1" (5.88m x 4.01m)

radiator, wired in smoke alarm, inset ceiling spotlights, exposed beams, two double Velux windows with built in blinds, TV aerial point

OUTSIDE

The property is set back from the road, screened behind a brick retaining wall, having a slate driveway to front. A shared pathway leads down the side of the property to a detached concrete sectional garage 6m x 2.85m, with up and over door to front, side pedestrian door, with light and power. A timber gate offers access to the large fully fenced and enclosed rear garden, which has a deep full width slate chipping patio. Adjacent to the rear of the property, beyond which there is a timber gazebo. Beyond which the garden is principally laid to lawn. To the top of the garden, there is a children's play area with chippings, two timber sheds.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	84
(81-91) B	67
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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	
EU Directive 2002/91/EC	

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