Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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61 FOREST ROAD, HINCKLEY, LE10 1HA

OFFERS OVER £200,000

No Chain. Attractive traditional bay fronted townhouse of character on a good size plot. Sought after and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, parks, leisure centre, bars and restaurants and good access to major road links. Well presented and much improved including original panel interior doors, feature fireplace, fibre broadband connection, gas central heating, UPVC SUDG and UPVC soffits and facias. Spacious accommodation offers entrance hall, lounge, dining kitchen, UPVC SUDG conservatory, two double bedrooms main with en-suite shower room and bathroom. Hard standing to front, well kept rear garden with single garage. Contact agents to view. Carpets, curtains, blinds and light fittings included.

TENURE
Freehold
Council Tax Band B

ACCOMMODATION
Attractive UPVC SUDG front door to

ENTRANCE HALLWAY
With double panel radiator, thermostat for central heating system, stairway to first floor, original white panel interior door to

LOUNGE TO FRONT
12'7" x 13'9" (3.86 x 4.20)
With feature fireplace having ornamental wood surrounds, raised quarry tiled hearth, tiled backing incorporating a living flame coal effect electric fire, double panel radiator, TV aerial lead.

FITTED DINING KITCHEN TO REAR
15'8" x 11'1" (4.80 x 3.40)
With a fitted kitchen consisting inset single drainer stainless steel sink with mixer tap above cupboard beneath further matching floor mounted cupboard units and drawers, contrasting wood grain roll edge working surfaces above with inset four ring gas hob unit, single oven with grill beneath, tiled splashbacks, further matching range of wall mounted cupboard units one concealing the gas condensing boiler, appliance recess points, plumbing for automatic washing machine (washing machine included), wine rack and cupboard housing the gas and electric meters, radiator, matching breakfast bar, ceramic tiled flooring. The dining area with a double panelled radiator, wood grain laminate wood strip flooring, coving to ceiling, SUDG sliding patio doors to

CONSERVATORY
7'8" x 9'6" (2.36 x 2.90)
With ceramic tiled flooring, UPVC SUDG french door to the rear garden.

FIRST FLOOR LANDING
With original white spindle balustrades, loft access.

BEDROOM ONE TO FRONT
12'10" x 11'3" (3.92 x 3.44)
With radiator, door to

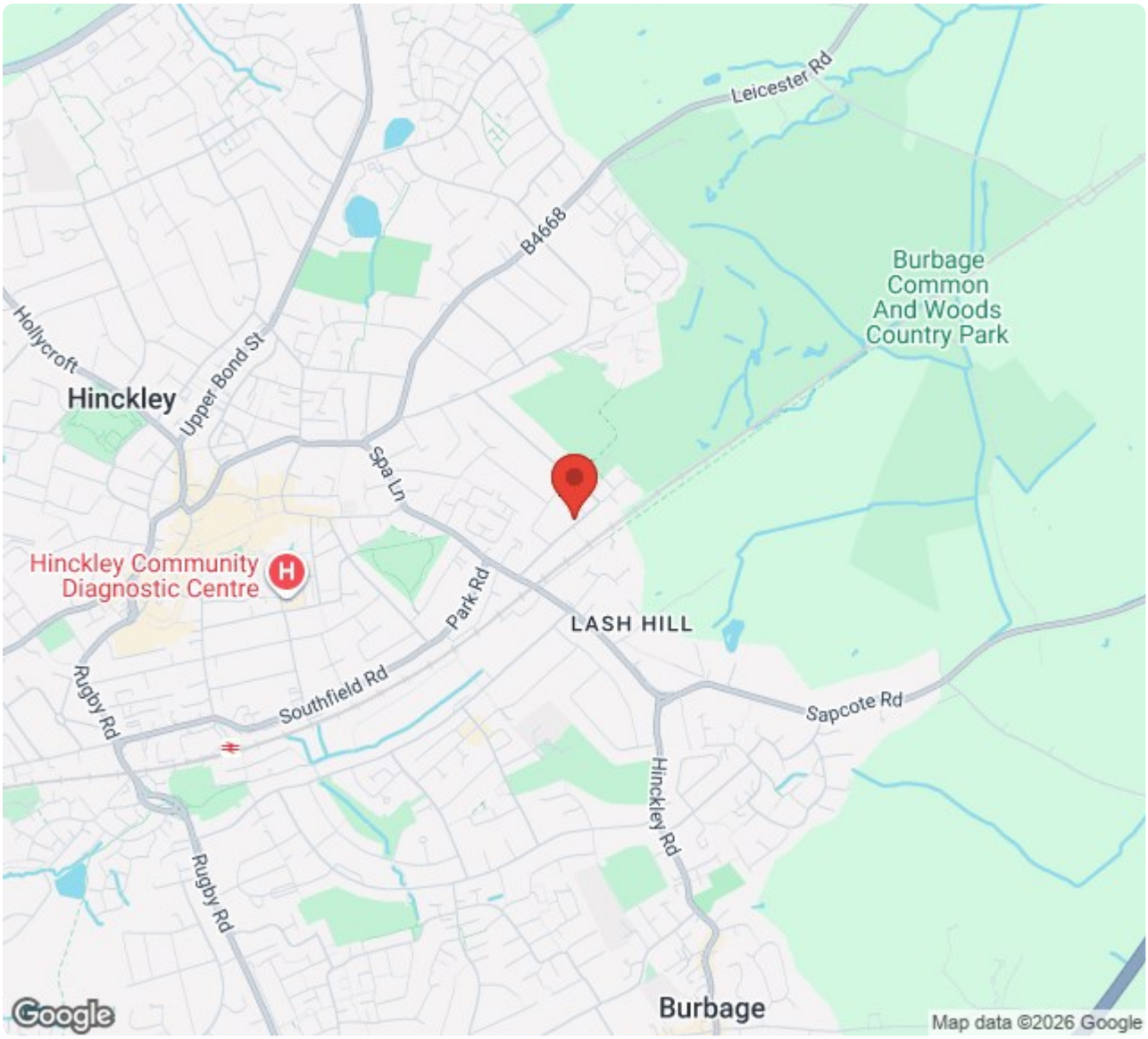
ENSUITE SHOWER ROOM
4'5" x 5'1" (1.37 x 1.56)
With fully tiled shower cubicle, contrasting tiled surrounds including the flooring, radiator.

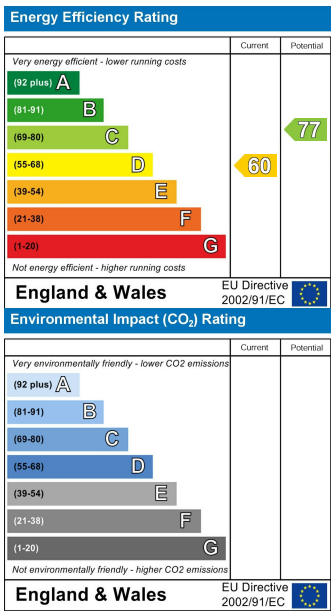
BEDROOM TWO TO REAR
11'3" x 9'4" (3.44 x 2.87)
With radiator.

BATHROOM TO REAR
7'10" x 8'2" (2.40 x 2.50)
With large corner bath, pedestal wash hand basin, low level WC, contrasting tiled surrounds including the flooring, radiator, extractor fan, door to the airing cupboard housing the factory lagged cylinder for domestic hot water.

OUTSIDE

Outside the property is set back from the road having a full with tarmacadam hard standing to front, there is a covered shared side entry leading down the side of the property though timber gate to the good sized fully fenced and enclosed rear garden. The garden is principally laid to lawn with surrounding beds and borders, adjacent to the rear of the house is a brick built garden store with cold water tap. At the top of the garden there is a single garage (4.82m x 2.38m) with double timber doors, window and side pedestrian door. Vehicular access to the garage is via an entrance off Forest Road and there is an annual £15 right of way fee, payable to HBBC, for access.





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