

# Scrivins & Co

## Sales & Lettings

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

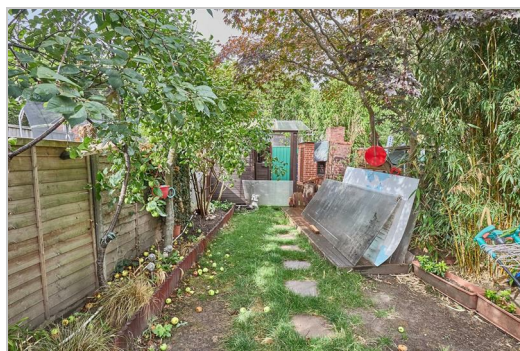
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**123 STRATHMORE ROAD, HINCKLEY, LE10 0LP**

**ASKING PRICE £240,000**

Extended and refurbished traditional semi detached family home. Popular and convenient location within walking distance of the town centre, The Crescent, Westfield Junior School, train and bus stations, doctors, dentists, parks, bars and restaurants and good access to the A5 and M69 motorway. Well presented including panelled interior doors, wooden/ceramic tiled flooring, modern fitted kitchen and bathroom, outside wall insulation, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, family room/dining room, breakfast/kitchen. Three bedrooms (main with en suite WC) and family bathroom. Driveway to front and long rear garden with shed and entertaining area. Contact agents to view. Carpets included.



## TENURE

Freehold  
Council Tax Band  
EPC Rating C

## ACCOMODATION

Attractive UPVC SUDG and leaded front door, with outside light to entrance hallway

## ENTRANCE HALLWAY

With double panelled radiator, thermostat for central heating, stairway to first floor. Original wood panelled interior door to inner hallway.

## INNER HALLWAY

With walnut finish wood strip laminate flooring, pine and glazed door leads to front lounge.

## FRONT LOUNGE

11'10" x 10'4" (3.63 x 3.16)

With living flame pebble effect gas fire, walnut finish laminate wood strip flooring, radiator, coving to ceiling.



## LOUNGE/FAMILY ROOM/DINING ROOM TO REAR

17'5" x 9'1" (5.32 x 2.77)

With walnut finish laminate wood strip flooring, radiator. Door leading to the inner lobby.



## FITTED BREAKFAST KITCHEN TO REAR

16'7" x 8'9" (5.07 x 2.69)

With a range of cream fitted kitchen units, consisting inset black resin single drainer sink, mixer tap above, double base unit beneath. Further matching floor mounted cupboard units and three drawer units. Contrasting roll edged working surfaces above, including a breakfast bar, matching up stands. Further matching range of wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine and dishwasher, gas cooker point, ceramic tiled flooring. UPVC SUDG French doors leading to the rear garden.



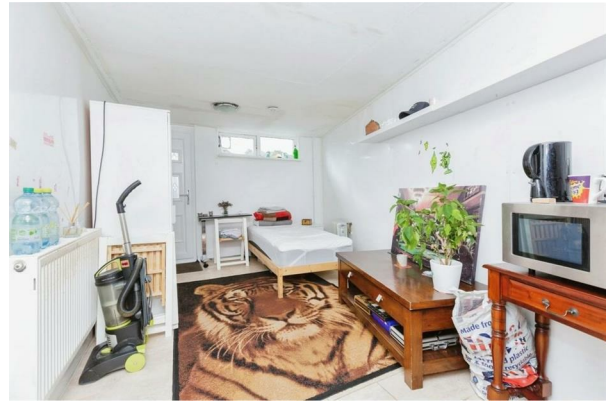
## INNER LOBBY

With UPVC SUDG door to the rear garden.

### BEDROOM ONE

8'0" x 15'5" (2.45 x 4.70)

With ceramic tile flooring, radiator. UPVC SUDG and leaded door to the front garden. Door to separate WC.



### EN SUITE

Consisting of low level WC, wall mounted sink unit, contrasting fully tiled surrounds including the flooring.

### FIRST FLOOR LANDING

With double doors to airing cupboard, housing the gas combination boiler for central heating and domestic hot water, loft access.

### BEDROOM 2 TO FRONT

14'4" x 10'8" (4.39 x 3.26)

With two built-in single wardrobes, radiator.



### BEDROOM 3 TO REAR

10'5" x 9'6" (3.20 x 2.91)

With radiator.



### BATHROOM TO REAR

7'7" x 7'7" (2.32 x 2.33)

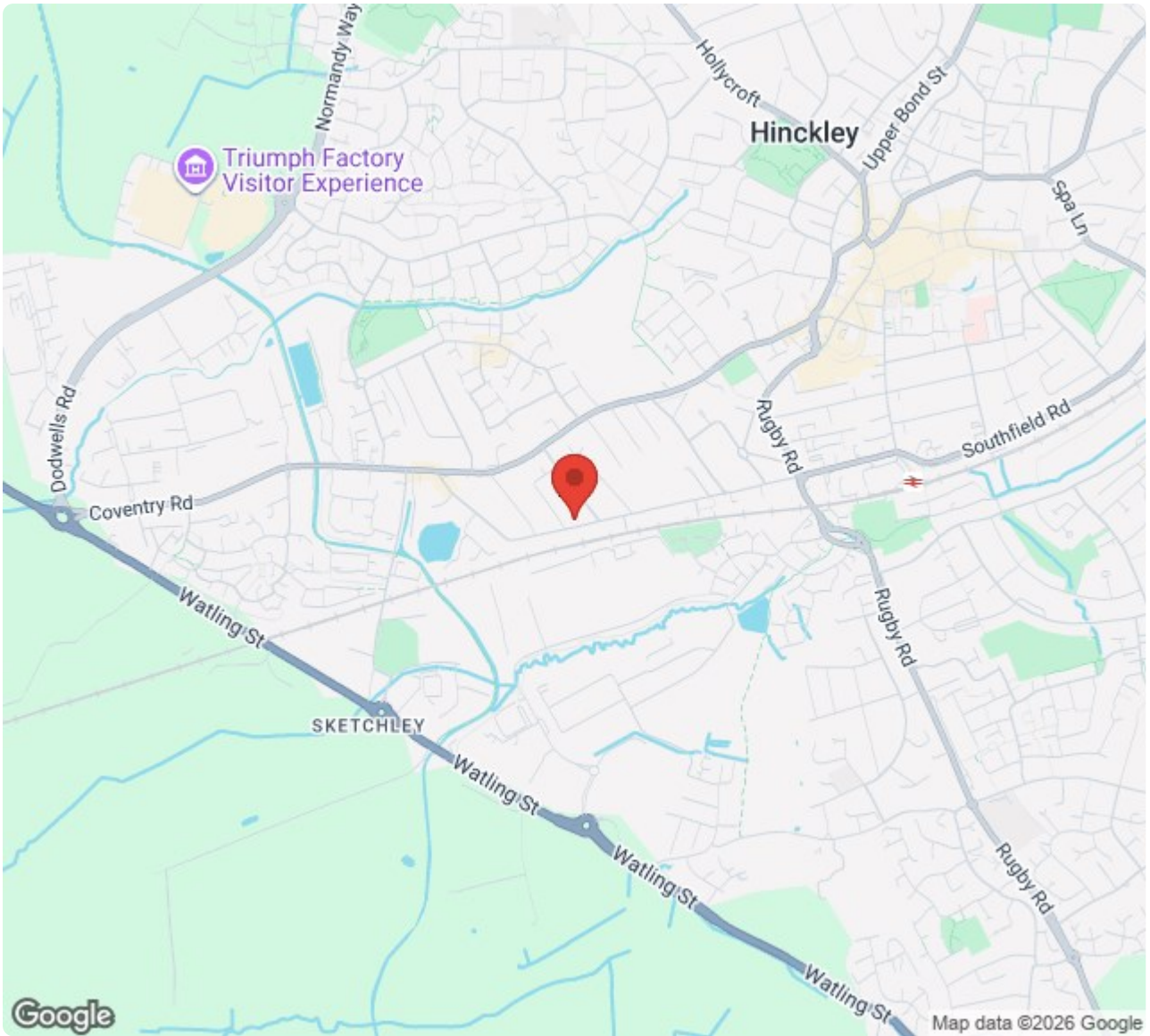
With white suite consisting of a large corner bath and electric shower above, vanity sink unit with double cupboard beneath, low level WC, contrasting tiled surrounds including the flooring, radiator.



### OUTSIDE

The property is set back from the road, screened behind picket fencing. Double timber gates offer access to a stoned driveway. The front garden is principally stoned, with inset shrubs. There is long fenced and enclosed rear garden, having a stone and deep blocked paved patio, adjacent to the rear of the property, beyond which the garden is principally laid to the lawn. To the top of the garden there is a further timber decked patio and entertaining area with shed and brick built BBQ.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>		<b>70</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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