

# 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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**89 WESTFIELD ROAD, HINCKLEY, LE10 0LT**

**OFFERS OVER £200,000**

Extended traditional semi detached family home. Popular and convenient location within walking distance of the town centre, the Crescent, train and bus stations, doctors, dentists, parks, Westfield Junior school and with good access to the A5 and M69 Motorway. Well presented and much improved including wood panelled interior doors, feature fireplace, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining kitchen, snug, utility room & WC. Two good bedrooms, two with fitted wardrobes, nursery and bathroom with shower. Driveway to front. Good size rear garden with sheds. Contact agent to view. Carpets, blinds, light fittings and white goods included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

UPVC SUDG front door to

## ENTRANCE HALLWAY

With stairway to first floor, double panel radiator, laminate wood strip flooring. Attractive wood panelled door to

## LOUNGE TO FRONT

11'7" x 10'9" (3.55 x 3.30)

With feature fireplace incorporating a gas fire with marble hearth and backing and wooden surround. TV aerial point, telephone point, the broadband also offers fibre broadband, double panelled radiator. Attractive wood panelled interior door to



## DINING KITCHEN

15'5" x 10'4" (4.70 x 3.17)

The kitchen area with a range of floor standing kitchen units with black roll edge working surfaces above, inset stainless steel sink with mixer tap above and cupboard beneath. Bosch dishwasher and a cooker with four ring gas hob, extractor hood above and electric oven and grill beneath. Further drawer units and tiled flooring, further range of wall mounted cupboard units and tiled splashbacks and fridge freezer which is included. Doors to useful under stairs storage cupboard which houses the electric meter as well as the electric consumer unit. There is a breakfast bar with four wooden chairs included. There is a feature composite fireplace with a gas fire and fitted cupboards and shelves to side alcove, inset ceiling spotlights. The dining area is in need of flooring. Double panel radiator, archway through to



## EXTENDED SNUG

6'9" x 9'8" (2.08 x 2.97)

With double panelled radiator, UPVC SUDG french doors to the rear garden, laminate wood strip flooring, inset ceiling spotlights. Attractive wood panelled interior door to



### UTILITY ROOM

4'11" x 5'2" (1.52 x 1.59)

With a range of fitted cupboard units with black working surfaces above, inset stainless steel sink with mixer tap above and cupboard beneath, matching wall mounted cupboard units one housing the Valiant gas boiler for the central heating. Also a Hotpoint washing machine, tiled flooring, double panelled radiator. A range of fitted shelving and a archway through to



### SEPARATE WC

3'1" x 4'10" (0.94 x 1.48)

With low level WC, vanity sink unit, inset ceiling spotlight.

### FIRST FLOOR LANDING

With spindle balustrades and loft access, the loft is partially boarded. Archway through to

### BEDROOM ONE TO FRONT

9'1" x 11'4" (2.77 x 3.47)

With a range of fitted bedroom furniture consisting of two double and three single wardrobes, a further range of cupboards above the bed as well as bedside tables. single panelled radiator. Original feature fireplace. Door to



### BEDROOM TWO TO REAR

10'5" x 7'9" (3.19 x 2.37)

With a range of fitted slide robes with mirror fronted doors with shelving. Double panelled radiator.



### OFFICE/NURSERY TO FRONT

5'5" x 4'10" (1.66 x 1.48)

With a range of shelving and door to

### REFITTED BATHROOM TO REAR (PREVIOUSLY BEDROOM THREE

7'6" x 6'7" (2.30 x 2.01)

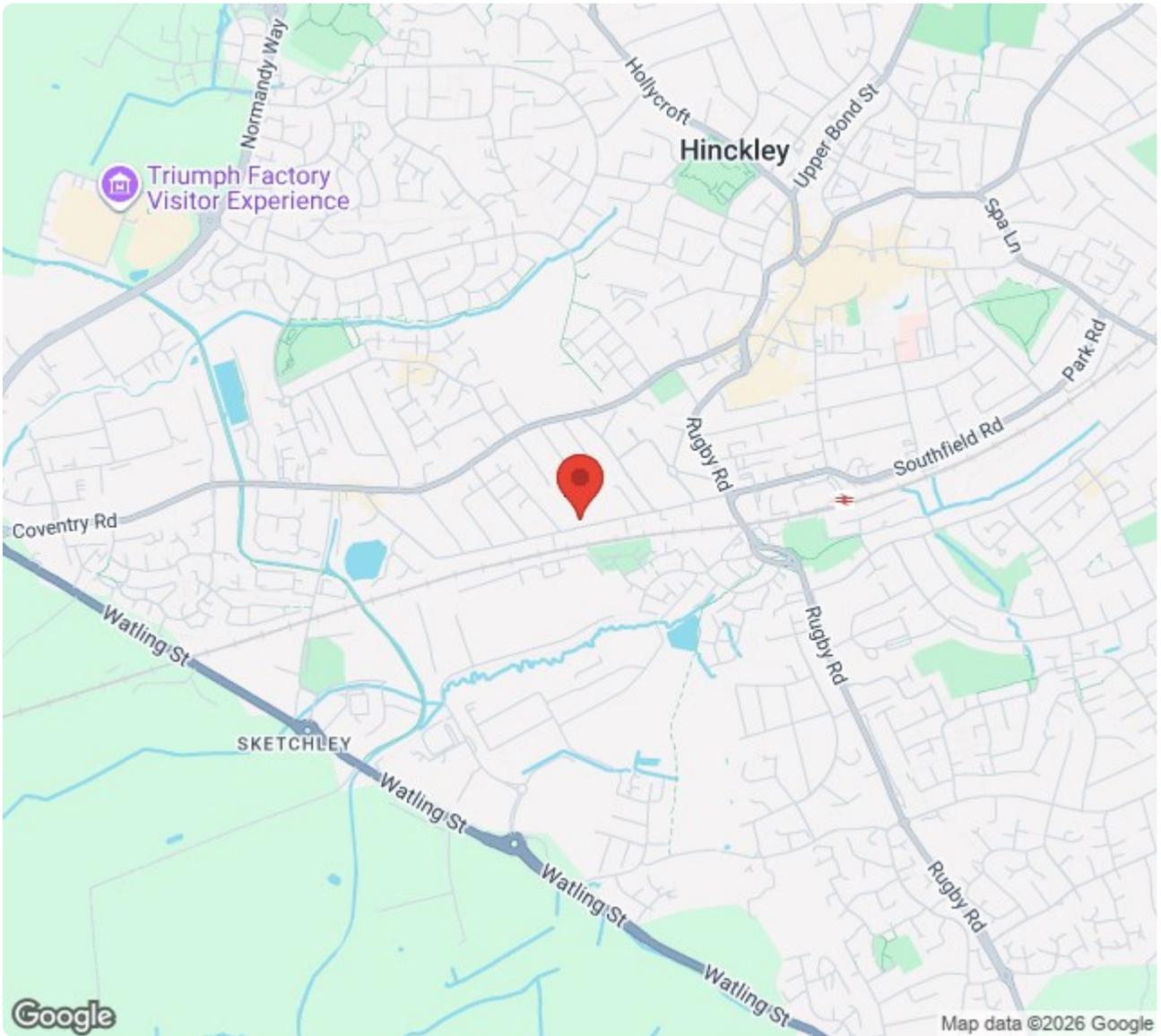
With white suite consisting P shaped panelled bath with mixer shower above, tiled surrounds. Low level WC and pedestal wash hand basin, double panelled radiator and chrome heated towel rail. Inset ceiling spotlights and vinyl flooring.



## OUTSIDE

Accessed by the timber gate to the side is the good sized fenced and enclosed rear garden, adjacent to the rear of the property is a slabbed patio with outside lighting and a timber decking area, the slabbed patio leads to the top of the garden where there is a further patio. Palm tree. There is also a timber shed and a large timber shed/workshop with shelving. There is also an outside tap.

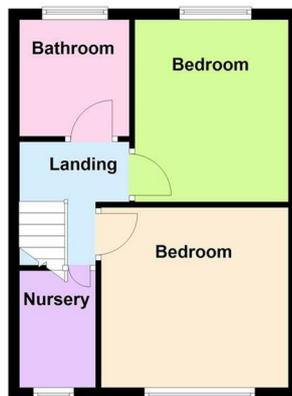




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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