

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

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### 4 HIGHFIELDS ROAD, HINCKLEY, LE10 1UU

**ASKING PRICE £220,000**

Delightful, sympathetically refurbished bay fronted end terrace Villa of charm and character. Fashionable and highly convenient tree lined road within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, leisure centre, parks, bars and restaurants and good access to major road links. Immaculately presented with flair including original strip pine panel interior doors and floors, original coving and feature Victorian open fireplaces. Modern fitted kitchen and bathroom, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers dining room, lounge and breakfast kitchen. Two double bedrooms, both with fitted wardrobes, bathroom with shower cubicle and separate WC. Front and good sized hard landscaped front and rear gardens. Brick built utility room and garden store. Viewing highly recommended. Carpets and blinds included.





## TENURE

Freehold  
Council Tax Band B  
EPC Rating E

## ACCOMMODATION

Attractive UPVC SUDG front door to

### DINING ROOM TO FRONT

12'0" x 13'3" (3.68 x 4.06)

With feature original Victorian fireplace having ornamental black slate surrounds, ornamental cast iron and open fireplace with floral tiles and matching tiled hearth. Fitted gas meter cupboard and display shelving to side alcove. Original strip pine flooring, original coving and picture rail. Ceiling rose and radiator. Original strip pine panelled interior doors to



### INNER LOBBY

With original strip pine flooring, door to useful under stairs storage cupboard with quarry tiled flooring, fitted shelving and light and power.

### LOUNGE TO REAR

12'0" x 12'1" (3.66 x 3.70)

With feature fireplace having ornamental white wooden surrounds, black granite hearth and backing incorporating a living flame coal effect gas fire. Original strip pine flooring, radiator. Original picture rail. Door and stairway to first floor.



### FITTED BREAKFAST KITCHEN TO REAR

17'3" x 6'9" (5.27 x 2.07)

With a range of beech finish fitted kitchen units consisting inset black one and a half bowls single drainer resin sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting black roll edge working surfaces above with inset five ring Neff stainless steel hob unit, stainless steel extractor hood above, matching upstands. Further matching range of wall mounted cupboard units including two display units with glazed doors, fitted wine rack. Appliance recess points, ceramic tiled flooring, double panelled radiator, inset ceiling spotlights. UPVC SUDG door to the side of the property.



### FIRST FLOOR LANDING

With radiator, coving to ceiling, inset ceiling spotlights.

### BEDROOM ONE TO FRONT

13'10" x 11'5" (4.24 x 3.50)

With feature original Victorian fireplace having ornamental white wooden surrounds, black ornamental cast iron fireplace to centre. Double built in wardrobe over the stairs with strip pine doors to front, radiator.



### BEDROOM TWO TO REAR

12'10" x 10'10" (3.93 x 3.31)

With feature original Victorian fireplace having ornamental white wooden surrounds, black cast iron fireplace to centre. Oak finish laminate wood strip flooring, double panelled radiator, coving to ceiling. Built in double wardrobe over the stairs with strip pine doors to front.



### BATHROOM TO REAR

6'9" x 11'1" (2.08 x 3.39)

With white suite consisting panelled bath, pedestal wash hand basin, fully tiled shower cubicle with glazed shower doors, contrasting tiled surrounds, chrome heated towel rail, extractor fan. Door to airing cupboard housing the Worcester gas combination boiler for central heating and domestic hot water with wireless Hive thermostat.



### REFITTED WC

With white suite consisting low level WC, vanity sink unit with grey double cupboard beneath, contrasting radiator, white tongue and groove painted wood panel surrounds.

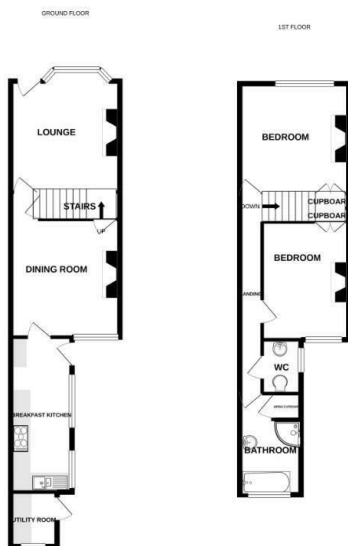
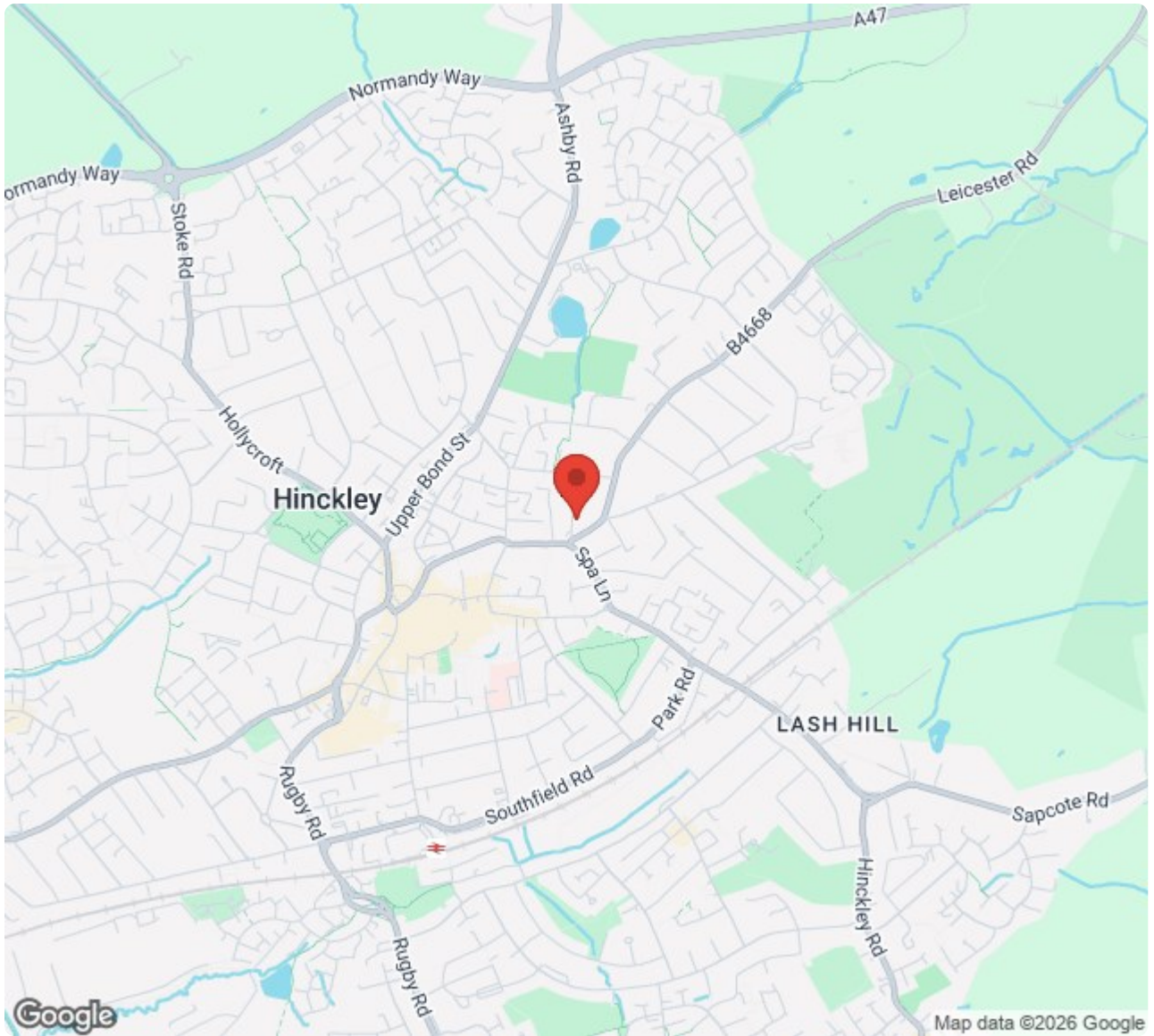


## OUTSIDE

The property is set back from the road screened behind the original blue brick retaining wall with a decorative stoned front forecourt, there is a shared covered side entry leading through double timber gates to the good sized fully fenced and enclosed rear garden which has been hard landscaped, having a deep slabbed rear yard. Attached to the rear of the house is a brick built utility room measuring 1.65m x 1.86m with a range of beech finish fitted kitchen units consisting of a single floor standing cupboard unit, roll edge working surface above. Further wall mounted cupboard units, appliance recess points and plumbing for automatic washing machine. Ceramic tiled flooring, extractor fan. Further brick built store room ideal for dustbins with timber and glazed doors to both front and side beyond which the garden has a full width slabbed patio with raised brick bed. The top of the garden is in decorative stones with surrounding retaining wall and panelled fencing.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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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