

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



12 FOREST ROAD, HINCKLEY, LE10 1HB

OFFERS IN THE REGION OF £280,000

Vastly improved modernised and refurbished traditional bay fronted semi detached family home on a good sized sunny plot. Sought after and convenient location within walking distance of the town centre, The Crescent, shops, schools, train and bus stations, parks, leisure centre, doctors, dentists, bars and restaurants and with good access to major road links. Immaculate contemporary style interior includes oak panel interior doors, spindle balustrades, feature fireplace, refitted kitchen and shower room, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias, rewiring, re plastering and new roof. Spacious accommodation offers entrance hall, lounge, kitchen and shower/utility room, three bedrooms and shower room. Wide driveway to front and large sunny rear garden with brick rear stores. New carpets included. Viewing recommended.



TENURE

Freehold

Council tax Band B

ACCOMMODATION

Attractive grey composite panel SUDG front door with outside lighting to

ENTRANCE HALLWAY

With grey ceramic tiled flooring, fashionable anthracite vertical radiator, wired in smoke alarm, stairway to first floor. attractive oak panel interior doors with black door furniture.

LOUNGE TO FRONT

14'4" x 13'2" (4.38 x 4.03)

With feature fireplace having a grey slate hearth solid beam over incorporating a black Living Flame coal and log effect stove, shelving to side alcoves, TV power points and TV aerial point above for a wall mounted flat screen TV, fashionable anthracite vertical radiator.



REFITTED KITCHEN TO REAR

10'7" x 10'9" (3.25 x 3.28)

With a fashionable range of gloss white fitted kitchen units with soft closed doors consisting inset single drainer stainless steel sink unit chrome mixer tap above cupboard beneath, further matching range of floor mounted cupboard units, three drawer unit contrasting range of floor mounted cupboard units including a three and two draw unit and a pull out spice rack, contrasting gloss marble finished working surfaces above with inset five ring stainless steel gas hob unit, black chimney extractor above, matching upstands, further matching range of wall mounted cupboard units, further integrated appliances include a dishwasher, fan assisted oven with a grill, fridge freezer, inset ceiling spotlights, wired in heat detector, terrazzo tile flooring, useful under stairs storage cupboard with lighting, wall mounted consumer unit also houses the electric meter and the wall mounted gas condensing combination boiler for central heating and domestic hot water (new as of 2025 still in warranty), quarry tiled flooring.



SHOWER/UTILITY ROOM

6'2" x 7'10" (1.88 x 2.40)

With a white suite consisting a shower cubicle with rain shower and hand held shower above glazed door to front, appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring, inset ceiling spotlights.

FIRST FLOOR LANDING

With pine spindle balustrades, wired in smoke alarm, large loft access with extending timber ladder for access, the loft is partially boarded with light and power.

BEDROOM ONE TO FRONT

13'5" x 12'0" (4.09 x 3.66)

With fashionable anthracite radiator.



BEDROOM TWO TO REAR

10'8" x 9'1" (3.26 x 2.77)

With fashionable anthracite radiator.



BEDROOM THREE TO REAR

7'10" x 8'0" (2.41 x 2.45)

With fashionable anthracite radiator.



REFITTED SHOWER ROOM TO FRONT

5'0" x 5'6" (1.54 x 1.68)

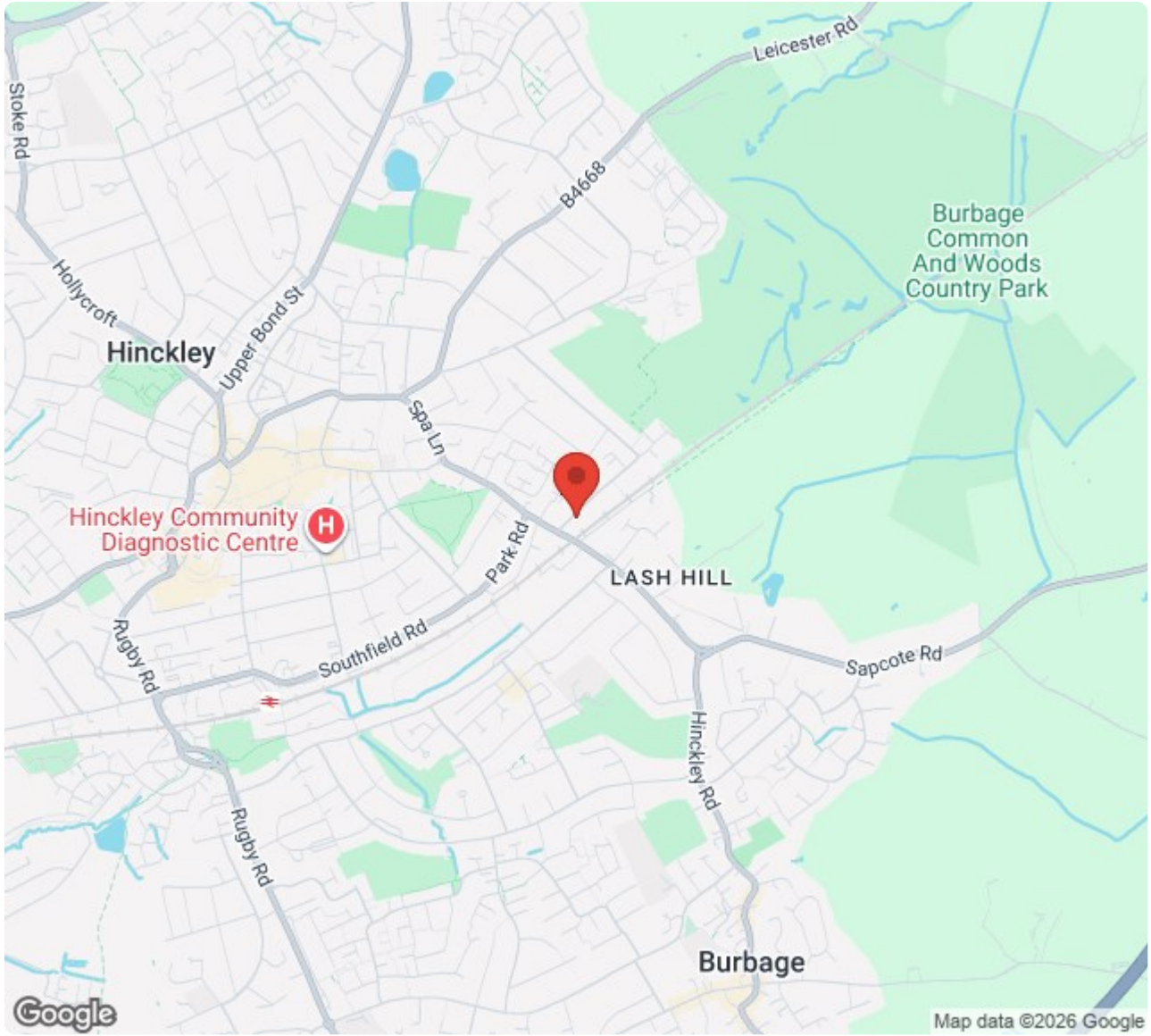
With white suite consisting of a porcelain tiled walk in shower with glazed shower screen, hand held shower and rain shower above, vanity sink unit with grey wood grain double cupboard beneath and an illuminated and heated mirror via blue tooth above, low level WC, extractor fan, inset ceiling spotlights, contrasting fully porcelain tiled surrounds including the flooring, large chrome heated towel rail.



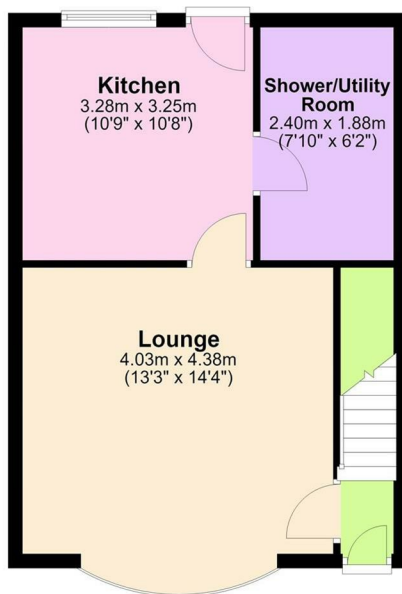
OUTSIDE

Outside the property is set back from the road having a full width block paved hard standing to front, a block paved pathway leads down the side of the property there is outside hot and cold taps, outside lighting and a double power point. A timber gate leads to the good sized fully fenced and enclosed rear garden which has a full width block paved patio adjacent to the rear of the property with outside security light, adjacent to the rear of the house is two brick stores beyond which the garden is principally laid to lawn with surrounding beds and to the top of the garden is a further full width slab patio and the garden has a sunny aspect.

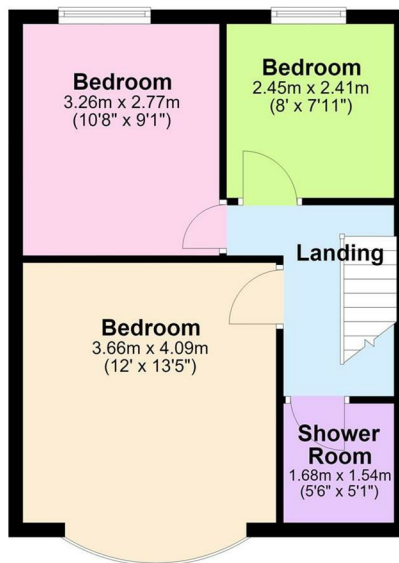




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	69	
(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 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		
England & Wales EU Directive 2002/91/EC		