

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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34 PRESTON ROAD, HINCKLEY, LE10 0HN

ASKING PRICE £230,000

No Chain. Vastly improved and refurbished semi-detached family home on a large sunny plot. Popular and convenient cul de sac location within walking distance of shops, Morrisons, doctor's surgery, Battling Brook School, Redmoor Academy and the town centre. Excellent travel connections via train and bus with easy access to major road links. Immaculate contemporary style interior including oak panelled interior doors, wooden flooring, coving, oak spindle balustrades, spotlights, wired in smoke alarms, wood burning stove, refitted kitchen and bathroom, fitted wardrobes, gas central heating and newly installed UPVC SUDG. Spacious accommodation offers open porch, entrance hall, separate WC, lounge, dining kitchen and utility room. Three bedrooms and bathroom with shower cubicle. Wide driveway and large landscaped sunny rear garden with shed. All carpets and blinds are included. Viewing of this property is highly recommended.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

Open canopy porch with outside lighting. Attractive grey composite panel and SUDG front door to

ENTRANCE HALLWAY

With grey wood finish laminate wood strip flooring, fashionable white vertical radiator and coving to ceiling. Stairway to first floor with oak spindle balustrades.

SEPARATE WC

With white suite consisting low level WC, extractor fan and overhead spotlight.

LOUNGE TO FRONT

13'5" x 11'5" (4.10 x 3.49)

With feature fireplace having raised slate hearth, solid oak beam above incorporating a black cast iron wood burning stove. Grey wood finish laminate wood strip flooring, radiator, TV and telephone points including broadband, coving to ceiling and two matching wall lights.



REFITTED DINING KITCHEN TO REAR

13'6" x 11'1" (4.12 x 3.39)

With a fashionable range of gloss aqua and gloss grey fitted kitchen units with soft close doors, with inset white Corian single drainer sink unit, chrome mixer taps above and large pan drawer beneath. Further matching range of floor mounted cupboard units and display shelving, matching upstands. Further matching range of wall mounted cupboard units, housing for a microwave oven, further central island unit with inset four ring stainless steel gas hob unit, black extractor hood above, surrounding white working surfaces and breakfast bar. Gloss grey cupboards and drawers beneath. Integrated oven with grill. Appliance recess points and plumbing for a dishwasher, grey wood grain laminate wood strip flooring and inset ceiling spotlights. Wired in heat detector and coving to ceiling, fashionable Anthracite vertical radiator. Three matching breakfast bar stools included.



UTILITY ROOM TO REAR

4'11" x 8'1" (1.52 x 2.48)

With a range of white fitted units consisting floor standing cupboard units and drawers, grey one tall larder unit with cupboards above, appliance recess points and plumbing for automatic washing machine. Grey roll edge working surface above with inset stainless steel sink unit, mixer taps above and cupboard beneath. Grey wood grain laminate wood strip flooring and fashionable white vertical radiator. Inset ceiling spotlights, UPVC SUDG door leading to the rear garden.



FIRST FLOOR LANDING

With oak spindle balustrades, coving to ceiling, built in linen cupboard. Loft access with extending aluminium ladder for access, the loft is majority boarded and also houses the Baxi gas condensing combination boiler for central heating and domestic hot water with a HIVE thermostat.

BEDROOM ONE TO REAR

11'4" x 11'7" (3.46 x 3.55)

With a range of fitted bedroom furniture in white consisting two double wardrobe units, radiator and coving to ceiling.



BEDROOM TWO TO FRONT

11'0" x 11'6" (3.37 x 3.51)

With radiator and coving to ceiling.



BEDROOM THREE TO FRONT

8'3" x 8'7" (2.54 x 2.64)

With built in wardrobe, radiator and coving to ceiling.



REFITTED BATHROOM TO REAR

7'7" x 5'4" (2.33 x 1.64)

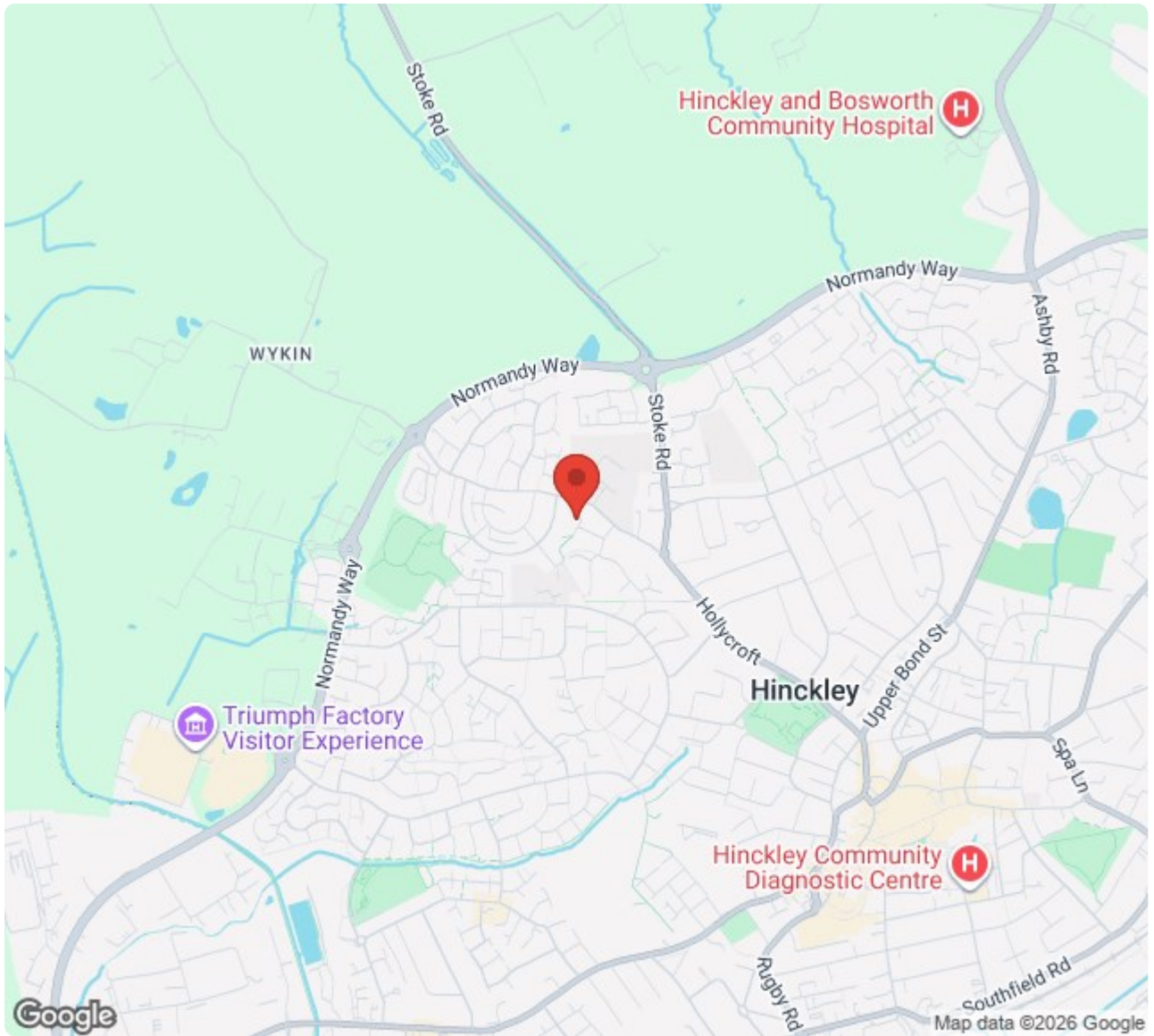
With white suite consisting of a continental bath, mixer tap and shower attachment above, fully tiled shower cubicle with glazed shower doors, vanity sink unit with matt grey double cupboard beneath, low level WC, mirror fronted bathroom cabinet above, fashionable grey heated towel rail, tiled surrounds including the flooring and extractor fan.



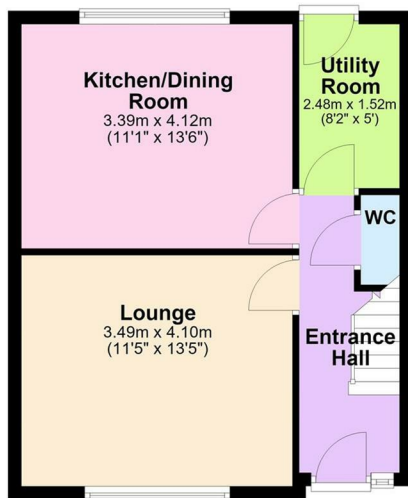
OUTSIDE

The property is nicely situated at the head of a cul de sac set back from the road having a full width slabbed block paved and resin driveway to front, there is also a timber bin store, a slabbed pathway and timber gate lead down the side of the property leading to the good sized fully fenced and enclosed rear garden which has been landscaped having a deep full width timber decking patio adjacent to the rear of the property with outside tap and double power point beyond which the garden is principally laid to lawn with surrounding beds having a central resin pathway leading to the top of the garden where there is a further resin patio with surrounding beds and water feature. There is a large plastic shed included, the garden has a sunny aspect.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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			
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