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**8 ELIZABETH ROAD, HINCKLEY, LE10 0QY**

**ASKING PRICE £420,000**

Outstanding, vastly improved and refurbished four bedroomed, semi-detached family home on a large plot. Sought after and convenient location within walking distance of the town centre, The Crescent, local schools, train and bus station, doctors, dentists, leisure centre, Asda, bars and restaurants and good access to major road links. Immaculate contemporary style interior includes white panel interior doors, Karndean wood grain flooring, coving, spindle balustrades, feature limestone fireplace, refitted kitchen and bathrooms, spotlights, wired in smoke alarm, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, separate WC, Lounge, family room, open plan living/dining/kitchen and utility room. Four good bedrooms (main with en suite shower room) and family bathroom. Full width driveway to front with car charging point and large rear garden with brick built garden store/workshop and summer house. Viewing recommended. Carpets, blinds, cooker and some wardrobes included.





## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

Attractive black composite panelled SUDG and leaded front door with outside lighting to

## ENTRANCE PORCH

With Karndean Herringbone wood grain flooring, fitted storage cupboard in white, overhead lighting. Attractive UPVC and leaded front door to

## ENTRANCE HALLWAY

With Karndean Herringbone wood grain flooring, double panelled radiator, wired in smoke alarm. Coving to ceiling. Door to coat cupboard with fitted shelving and overhead lighting. Stairway to first floor with spindle balustrades, white storage cupboards beneath housing the electric meters and the consumer unit. All power points and light switches are in brushed steel. Attractive white panelled and etched glazed door leads to



## FRONT LOUNGE

15'10" x 13'1" (4.83 x 3.99)

With feature limestone fireplace incorporating a living flame coal effect gas fire, Karndean woodgrain flooring, one wall light, coving to ceiling, double panelled radiator. TV aerial point including broadband. White wood panel and glazed doors leading to



## OPEN PLAN REFITTED LIVING/DINING/KITCHEN TO REAR

33'2" max x 18'6" max (10.11 max x 5.65 max)



## LIVING/DINING AREA

With Karndean wood grain flooring, double panelled radiator, inset ceiling spotlights. UPVC SUDG French doors leading to the rear garden, one wall light.



## BREAKFAST KITCHEN AREA

With fashionable range of gloss cream fitted kitchen units with soft close units consisting inset black one and a half bowl single drainer resin sink unit, mixer tap above, two large drawers beneath, further matching range of floor mounted cupboard units and three drawer unit, contrasting black working surfaces above including a breakfast bar, white tiled splashbacks. Further matching range of wall mounted cupboard units. There is also housing for an American Fridge/Freezer with a cold water feed, one tall larder unit to side. There is also a Range Master cooker included in grey and stainless steel with a six ring gas hob unit, two ovens and a grill beneath. Stainless steel chimney extractor hood above. There is also an integrated dishwasher, Karndean wood grain flooring, inset ceiling spotlights, radiator and wired in heat detector. Attractive white panel composite fire door leads to the side of the property. Door to



## FRONT UTILITY ROOM

7'9" x 5'11" (2.38 x 1.81)

With a range of matching units similar to the kitchen, consisting inset one and a half bowl single drainer black resin sink unit, chrome mixer taps above, double base unit beneath, black working surface above, tiled splashbacks, appliance recess points, plumbing for automatic washing machine, radiator, Karndean wood grain flooring. Inset ceiling spotlights. Door to





### SEPARATE REFITTED WC

With white suite consisting low level WC, vanity sink unit with gloss white double cupboard beneath, tiled splashbacks. Karndean wood grain flooring, extractor fan and chrome heated towel rail.



### FAMILY ROOM

10'4" x 11'9" (3.17 x 3.60)

With Karndean wood grain flooring, extractor fan, radiator, TV aerial point.



### FIRST FLOOR LANDING

With white spindle balustrades, two wired in smoke alarm, radiator, loft access which is majority boarded. Built in storage cupboard over the stairs, double airing cupboard housing the Vaillant gas condensing combination boiler for central heating with wireless digital thermostat.

### REAR BEDROOM ONE

12'1" x 10'11" (3.69 x 3.33)

With a range of slide robes consisting two double slide robes with mirrored glazed doors to front, radiator. Door to



### EN-SUITE SHOWER ROOM

3'11" x 6'9" (1.20 x 2.07)

With white suite consisting of a fully tiled double shower cubicle with glazed shower doors and rain shower above. Vanity sink unit with a gloss white double cupboard beneath. There is also an illuminated heated mirror above with a built in clock and charging point, low level WC. Chrome heated towel rail and extractor fan.



### REAR BEDROOM TWO

13'4" x 10'5" (4.08 x 3.18)

With coving to ceiling and radiator.



### REAR BEDROOM THREE

12'0" x 10'5" (3.68 x 3.18)

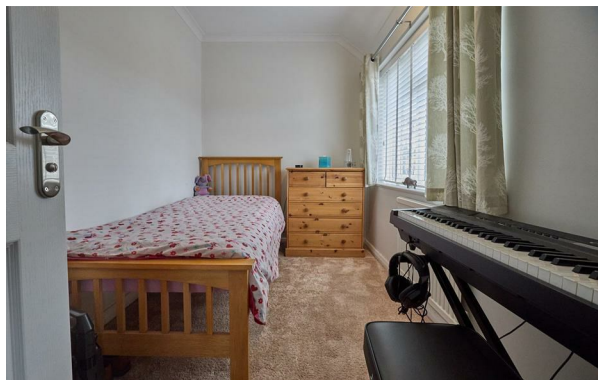
With built in double wardrobe in white, radiator. Coving to ceiling.



### FRONT BEDROOM FOUR

6'6" x 10'8" (1.99 x 3.27)

With coving to ceiling and radiator.



### FRONT REFITTED BATHROOM

9'3" x 7'8" (2.84 x 2.35)

With white suite consisting of a fully tiled double shower cubicle with glazed shower door, roll top Victorian style bath with claw feet, mixer tap and shower attachment above, vanity sink unit with gloss white double cupboard beneath, illuminated mirror above, low level WC. Contrasting fully tiled surrounds, inset ceiling spotlights, extractor fan, chrome heated towel rail.





## OUTSIDE

The property is nicely situated set well back from the road, screened behind a brick retaining wall, having a imprinted full width concrete driveway to front. There is also an outside car charging point, a slabbed pathway and wrought iron gate lead down the left hand side of the property. There is a large fully fenced and enclosed rear garden which has a deep full width granite patio adjacent to the rear of the property with outside lighting, beyond which is a picket fence, beyond which the garden is principally laid to lawn with surrounding beds. There is also outside power points and a cold water tap. There is a brick built garden store.



## GARDEN STORE/WORKSHOP

10'4" x 8'8" (3.16 x 2.66)

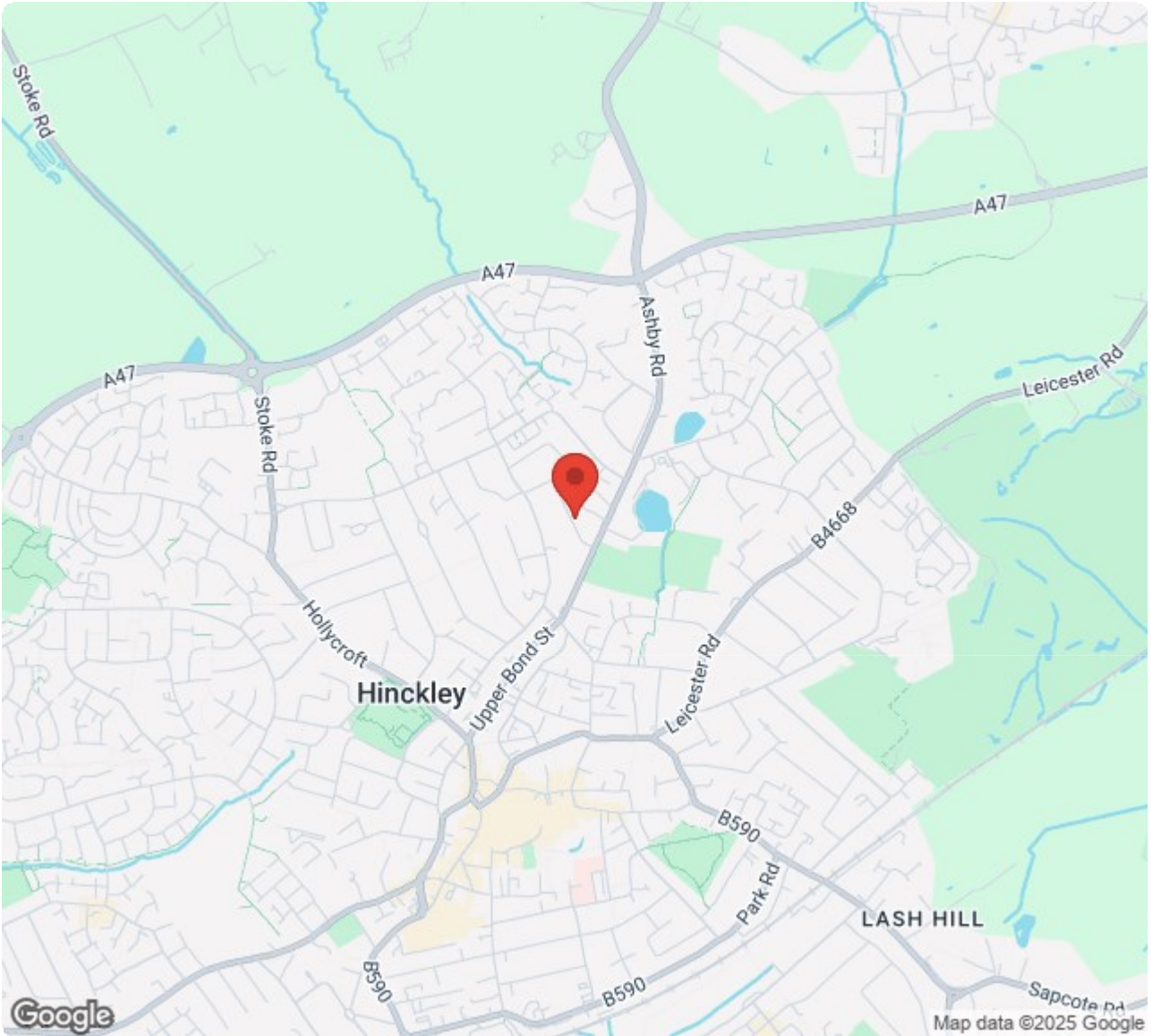
There is a fitted work bench, light and power, double fitted double doors to front and one to side. It also has a pitched roof offering further storage.



## SUMMERHOUSE

9'1" x 15'11" (2.77 x 4.87)

With a wooden glazed double doors and windows to front, it also has light and power.



First Floor

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(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		
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) <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		
England & Wales EU Directive 2002/91/EC		

