Scrivins & Co
Sales & Lettings

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**

1 BEAUMONT AVENUE, HINCKLEY, LE10 0JN

ASKING PRICE £210,000

No Chain. Vastly improved and refurbished traditional bay fronted semi detached house occupying a good sized plot. Situated in a sought after and convenient location within walking distance of the town centre, The Crescent, Westfield Junior School, train and bus stations, doctors and dentists, leisure centre, parks, bars and restaurants, with excellent access to the A5 and M69 motorway. Immaculately presented throughout, featuring oak-panelled interior doors, oak stripped flooring, feature fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. The spacious accommodation comprises an entrance hall, lounge and dining kitchen with utility area. To the first floor are two double bedrooms, including a principal bedroom with fitted wardrobes and dressing area, together with a bathroom with shower. Wide driveway currently providing parking for three cars, with ample space for a garage or extension (STPP). Large rear garden. Viewing highly recommended. Carpets and sheds included.

TENURE
Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION
Attractive UPVC SUDG front door leading to:

ENTRANCE HALLWAY
Extended hallway with travertine natural stone flooring, radiator, inset ceiling spotlights and original stripped pine staircase to first floor. Attractive solid oak interior doors lead to:

LOUNGE TO FRONT
12'5" x 14'10" (3.79 x 4.53)
A open feeling lounge with a bay window and plenty of natural light. Featuring a fireplace with arch topped alcoves to both sides incorporating display shelving. Oak stripped flooring, radiator, coving to ceiling and TV aerial point.

REFITTED DINING KITCHEN TO REAR
14'5" x 12'0" (4.41 x 3.67)

KITCHEN AREA
Fitted with a stylish range of gloss white kitchen units incorporating a one and a half bowl stainless steel sink and drainer with mixer tap and base unit beneath. Further matching floor-mounted cupboards and drawers with contrasting solid oak working surfaces over, including a breakfast bar incorporating a four ring stainless steel gas hob, single fan assisted oven with grill beneath and stainless steel chimney extractor hood above. Tiled splashbacks, and matching wall mounted cupboard. Integrated dishwasher, natural slate tiled flooring and fashionable white vertical radiator. Utility area with roll edge working surface, appliance space and plumbing for an automatic washing machine. Natural slate tiled flooring and UPVC SUDG double glazed door to the side of the property.

DINING AREA

With oak stripped flooring, double panelled radiator, built in display shelving, and built in solid oak computer desk. UPVC SUDG low rise threshold French doors leading to the rear garden.

FIRST FLOOR LANDING

With original white panel interior doors leading to:

BEDROOM ONE TO FRONT L SHAPED

12'11" x 15'6" max (3.96 x 4.74 max)

This bay-window room allows plenty of natural light. Fitted with a range of mirrored sliding-door wardrobes spanning the full width of one wall. Folding white-panelled door leading to a dressing area, which could also be used to house a baby's cot and baby changing area. Double panelled radiator and coving to ceiling.

BEDROOM TWO TO REAR

9'2" x 10'11" (2.80 x 3.33)

Double bedroom with large UPVC SUDG window allowing plenty of bright natural light. With radiator.

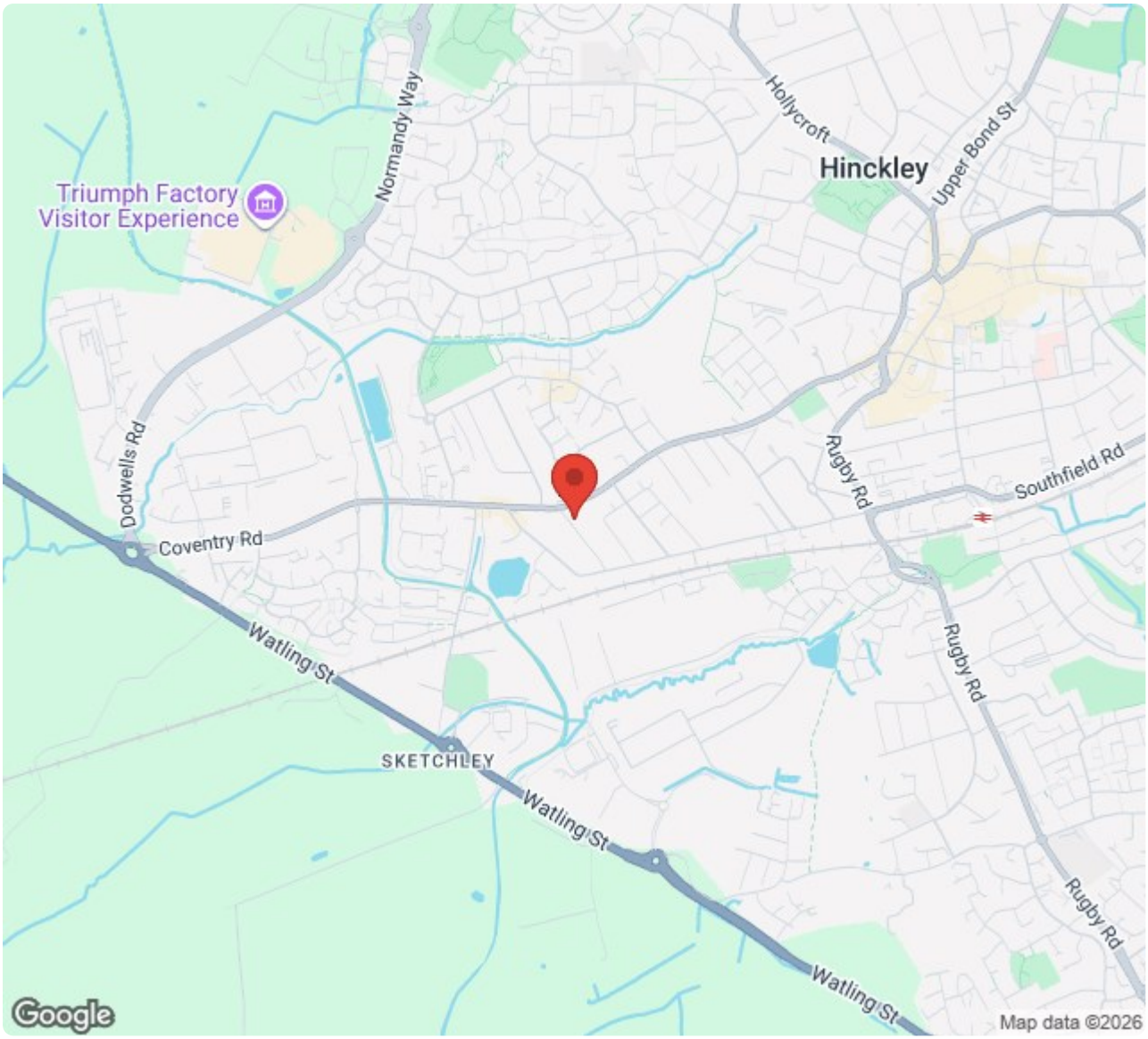
REFITTED BATHROOM TO REAR

7'10" x 5'6" (2.41 x 1.70)

This room is a bright space due to a large frosted UPVC SUDG window allowing in natural light. Fitted with a white suite comprising of a double ended panelled bath with mains shower over and glazed shower screen to side. Vanity sink unit with gloss white cupboards beneath, large mirror and lighting above. Low level WC, fully tiled walls and flooring. White heated towel rail. Additional cupboard housing the Ideal gas combination boiler supplying central heating and domestic hot water. Loft access.

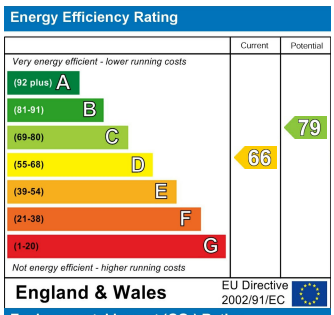
OUTSIDE

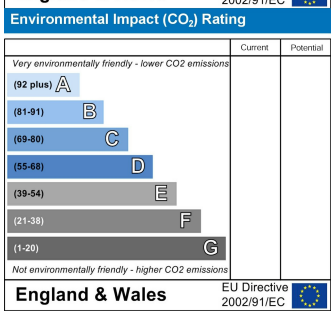
The property is set back from the road with a full width slate chipping driveway, extending down the side of the property, providing ample off road parking for three cars and offering space for an extension or garage (STPP). Panel fencing and a timber gate led to the long, fully fenced and enclosed rear garden. Adjacent to the house is a slabbed patio together with a timber decked seating area and timber pergola. There is also an external power point, cold water tap and lighting. Beyond this, the mature garden is principally laid to lawn with raised brick retaining borders and well stocked beds, leading to a natural and wildlife-friendly wildflower garden area with central stone pathway extending to the top of the garden, where there are two timber sheds.



Ground Floor

First Floor





naea | propertymark PROTECTED

arla | propertymark PROTECTED

Scrivins & Co Sales & Lettings

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