

Scrivins & Co

Sales & Lettings

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

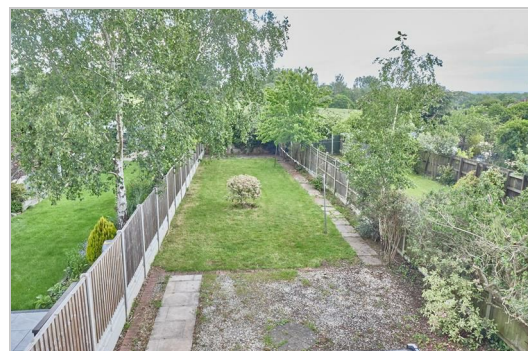
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20 WOODLAND ROAD, HINCKLEY, LE10 1JG

OFFERS OVER £300,000

No Chain! Vastly improved, fully modernised and comprehensively refurbished to a high standard traditional bay fronted semi detached family home of character on a large plot with open aspect to rear. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentist, bars, restaurants and with good access to major road links. Immaculately presented including white panelled interior doors, spindle balustrades, feature display fireplaces, ceramic tiled flooring, re-plastered, re-wired, re-fitted kitchen and bathroom, wired in smoke alarms, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Decorative sockets with integrated USB charging ports in every room. Spacious accommodation offers open porch, entrance hall, lounge, dining room and extended kitchen. Three bedrooms and bathroom with shower. Wide driveway and large rear gardens. Viewing highly recommended. New carpets included.



TENURE

Freehold
Council Tax Band C
EPC Rating D

ACCOMMODATION

Open canopy porch with original black and white tiled flooring and overhead lighting. Attractive grey composite panel and SUDG front door to

ENTRANCE HALLWAY

With radiator, digital programmer and thermostat for the central heating system. Wired in smoke alarm, original stairway to first floor with white spindle balustrades, brushed chrome light fittings. Attractive white four panel interior door to

REFITTED WC

With white suite consisting of a low level WC, vanity sink unit with Grohe taps with gloss white double cupboard beneath. Contrasting half tiled surrounds including the flooring. Chrome heated towel rail, inset ceiling spotlights. Wall mounted consumer unit.



LOUNGE TO FRONT

11'9" x 14'3" (3.59 x 4.36)

With feature display fireplace, radiator. TV aerial lead. Decorative sockets with built in USB ports.



DINING ROOM TO REAR

11'9" x 12'11" (3.60 x 3.94)

With radiator, UPVC SUDG French doors leading to the rear garden. Decorative sockets with built in USB ports.



EXTENDED AND REFITTED KITCHEN TO REAR

15'8" x 6'3" (4.80 x 1.91)

With a fashionable range of matt grey fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and two three drawer units, contrasting white marble finish roll edge working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor hood above. Matching upstands, further wall mounted cupboard units. Integrated dishwasher, plumbing for automatic washing machine, wall mounted gas condensing combination boiler for central heating and domestic hot water. Ceramic tiled flooring, inset ceiling spotlights and wired in heat detector and UPVC SUDG door to the side of the property. Decorative sockets with built in USB ports.



FIRST FLOOR LANDING

With original white spindle balustrades, radiator, wired in smoke alarm. Loft access.



BEDROOM ONE TO FRONT

14'11" x 11'10" (4.55 x 3.63)

With feature display fireplace, radiator. Decorative sockets with built in USB ports.



BEDROOM TWO TO REAR

11'10" x 12'11" (3.62 x 3.94)

With feature display fireplace, radiator. Decorative sockets with built in USB ports.



BEDROOM THREE TO REAR

8'11" x 6'5" (2.74 x 1.96)

With radiator. Decorative sockets with built in USB ports.



REFITTED BATHROOM TO FRONT

6'3" x 5'10" (1.92 x 1.78)

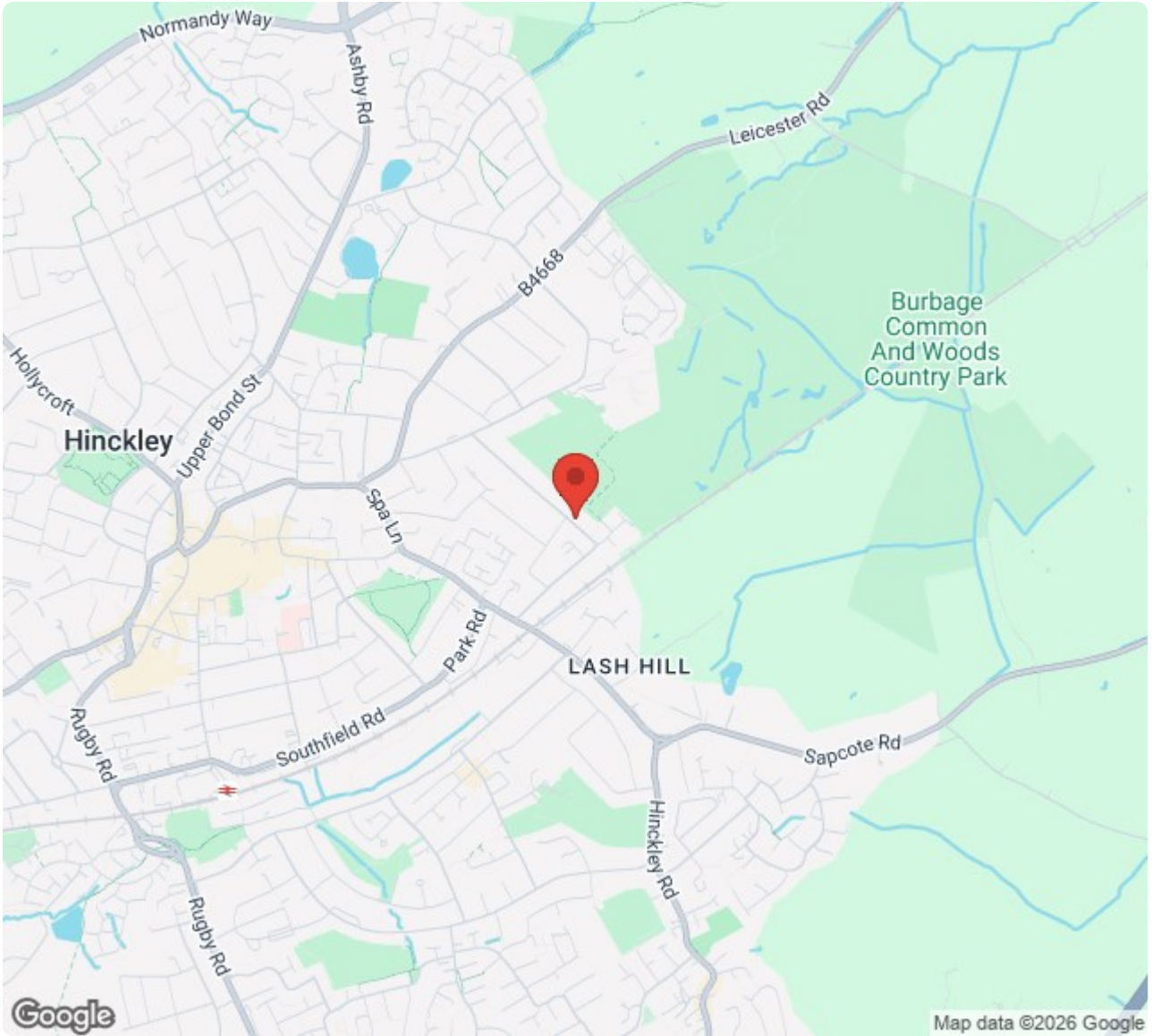
With white suite consisting of a panelled bath with Grohe taps, mains rain shower and hand held shower above, glazed shower screen to side. Pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds including the flooring. Inset ceiling spotlights, extractor fan and chrome heated towel rail.



OUTSIDE

The property is nicely situated set back from the road having a full width tarmac driveway to front, a timber gate and slabbed pathway lead down the side of the property where there is an outside tap. There is a large fully fenced and enclosed rear garden which has a deep full width slabbed patio adjacent to the rear of the property beyond which is a further deep stone patio with surrounding beds beyond which the garden is principally laid to lawn, power point and security light.

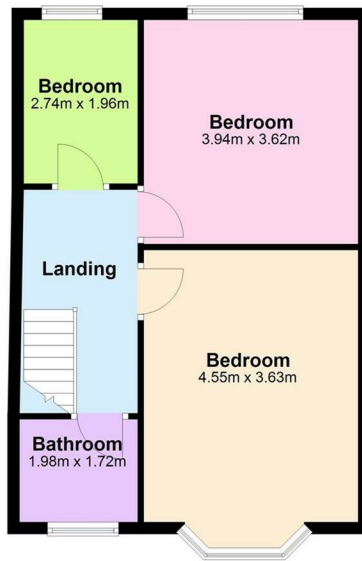




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		70	
(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			
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