

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

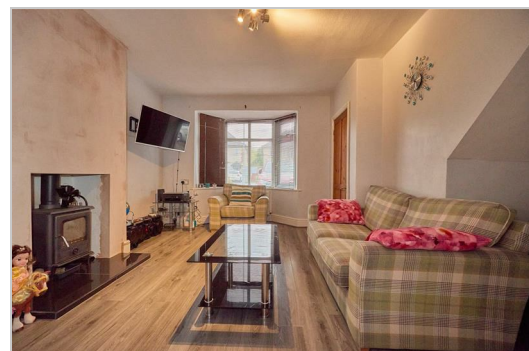
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### 128 TUDOR ROAD, HINCKLEY, LE10 0EH

**£180,000**

No chain. Attractive traditional bay fronted family home with open aspect to rear. Popular and convenient location within walking distance of the town centre, The Crescent, train and bus station, schools, doctors, dentist, leisure centre, Asda & Morrisons, Richmond Park and good access to major road links. In need of some updating benefitting from pine panelled interior doors, wooden flooring, reroofed, wood burn stove, refitted shower room, gas central heating and UPVC SUDG. Offers entrance hall, lounge, kitchen and bathroom. Three bedrooms and shower room. Driveway to front and large rear garden with brick store.





## TENURE

Freehold

Council tax band B

## ACCOMMODATION

Attractive UPVC SUDG front door to

## ENTRANCE HALLWAY

Grey oak finished laminate wood strip flooring, double panelled radiator, thermostat for central heating system, full height storage, meter cupboard. Stairway to first floor, solid pine interior door to

## FRONT LOUNGE

16'2" x 11'8" (4.94m x 3.58m)

With feature fireplace with raised black porcelain hearth incorporating a black cast iron multifuel stove, two radiators, grey oak finished laminate wood strip flooring, TV and telephone points.



## KITCHEN TO REAR

9'9" x 8'11" (2.98m x 2.73m)

With a range of beech finished fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above, cupboard beneath. further matching floor mounted cupboard units and five drawer unit. Contrasting grey roll edge working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units, once concealing the gas condensing combination boiler for central heating and domestic hot water, stainless steel chimney extractor. Appliance recess points, plumbing for automatic washing machine, gas and eclectic cooker points, inset ceiling spotlights. UPVC SUDG door leading to the rear garden. Door to



## BATHROOM TO REAR

4'7" x 7'11" (1.42m x 2.42m)

With white suite consisting low level WC, large corner bath main shower unit above, pedestal wash hand basin, contrasting fully tiled surrounds, radiator, inset ceiling spotlights.



## FIRST FLOOR LANDING

With white spindle balustrades.

## REAR BEDROOM ONE

10'10" x 9'1" (3.32m x 2.79m)

Single panelled radiator.



### **BEDROOM TWO TO FRONT**

8'10" x 13'11" (2.70m x 4.26m)

Single panelled radiator.



### **BEDROOM THREE TO REAR**

7'6" x 7'11" (2.30m x 2.42m)

Single panelled radiator.



### **REFITTED SHOWER ROOM TO FRONT**

7'3" x 4'7" (2.23m x 1.42m)

With white suite consisting of a fully tiled shower cubicle with glazed shower door, rain shower above, vanity sink with gloss grey double cupboard beneath, low level WC. Contrasting fully tiled surrounds including the flooring, chrome heated towel rail.

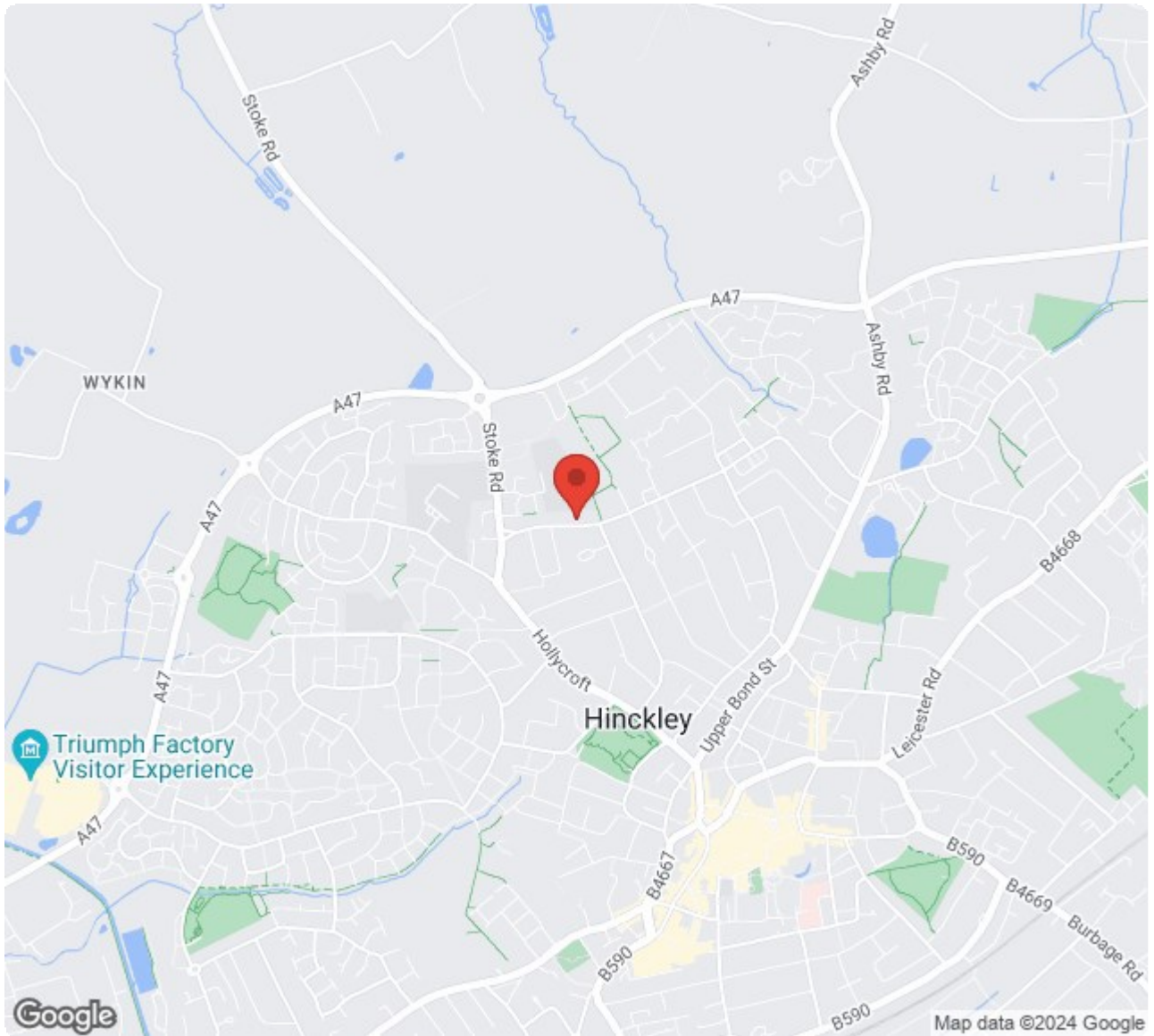


### **OUTSIDE**

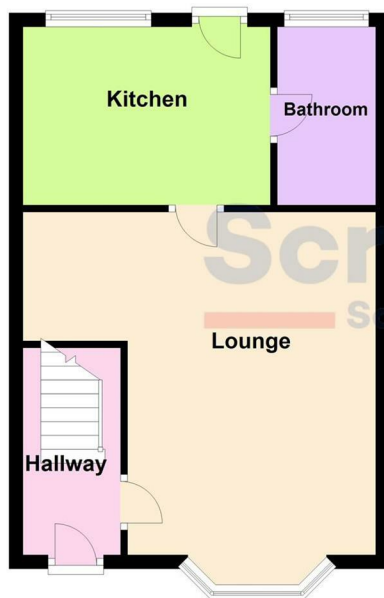
The property is set back from the road having a tarmacadam driveway to front. There is a shared pedestrian access leading through timber gate to the long and fully fenced and enclosed rear garden. Which has a full width concrete and slabbed patio, adjacent to the rear of the property where there is a brick store. The garden is principally laid to lawn. At the top of the garden is a timber shed, outside tap.







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	67	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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