



40 GOPSALL ROAD, HINCKLEY, LE10 0DY

£230,000

Extended and refurbished traditional semi detached home of character on a large plot. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentist, train and bus stations, Hollycroft Park and good access to major road links. Well presented including oak panelled interior doors, wooden flooring, Victorian style open fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, family room and dining kitchen. Three bedrooms, hobby room and bathroom with shower. Wide driveway and garage space. Good sized rear garden with timber summerhouse. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

Council tax band B

ACCOMMODATION

Open canopy porch, attractive black composite panelled and SUDG front door to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, radiator, inset ceiling spot lights, attractive hard wood panelled interior doors leading to

REAR LOUNGE

15'1" x 16'2" (4.61 x 4.93)

With feature arch topped display fireplace with fitted shelving, oak finish laminate wood strip flooring, double panelled radiator, coving to ceiling, feature grey painted exposed brickwork. Door to useful under stairs storage cupboard with oak finish laminate wood strip flooring, housing the meters, consumer unit and with inset ceiling spot lights. Wood panelled and SUDG French doors leading to the rear garden. Stairway to first floor.



FAMILY ROOM TO FRONT

12'9" x 11'11" (3.90 x 3.64)

With feature open Victorian style fire place having ornamental wood surrounds, black ornamental cast iron fireplace with floral tiles and raised brick hearth. Display shelving to side alcove, radiator.



FITTED DINING KITCHEN TO REAR

14'5" x 8'8" (4.40 x 2.66)

With a range of cream wood grain fitted kitchen units with soft close doors consisting inset one and half bowl single drainer stainless steel sink unit with mixer tap above, cupboard beneath. Further matching range of floor mounted cupboard units and x2 two drawer units, contrasting green working surfaces above, tiled splashbacks. Further matching range of wall mounted cupboard units one concealing the gas combination boiler for central heating and domestic hot water. Stainless steel Smeg range cooker (included) with six ring gas hob unit, two ovens and grill beneath. Stainless steel chimney extractor above, integrated dishwasher, plumbing for automatic washing machine, oak finish laminate wood strip flooring, radiator, inset ceiling spot lights. White composite panelled and SUDG door leading to the side of the property.



FIRST FLOOR LANDING

With radiator, inset ceiling spotlights. Blue spiral staircase leading to the

HOBBY ROOM

16'6" x 15'1" (5.04 x 4.60)

With strip pine flooring, light and power.

BEDROOM ONE TO REAR

11'10" x 9'10" (3.63 x 3.02)

With built in wardrobe and chest of drawers over the stairs, radiator.



BEDROOM TWO TO FRONT

11'11" x 9'11" (3.65 x 3.03)

With built in wardrobe and chest of drawers. Further vanity unit with mirror and display shelving above, radiator.



BEDROOM THREE TO FRONT

5'9" x 8'7" (1.76 x 2.63)

With a range of bedroom furniture in light oak consisting one double and one single wardrobe unit, further chest of drawers and radiator.



BATHROOM TO REAR

8'8" x 5'8" (2.65 x 1.75)

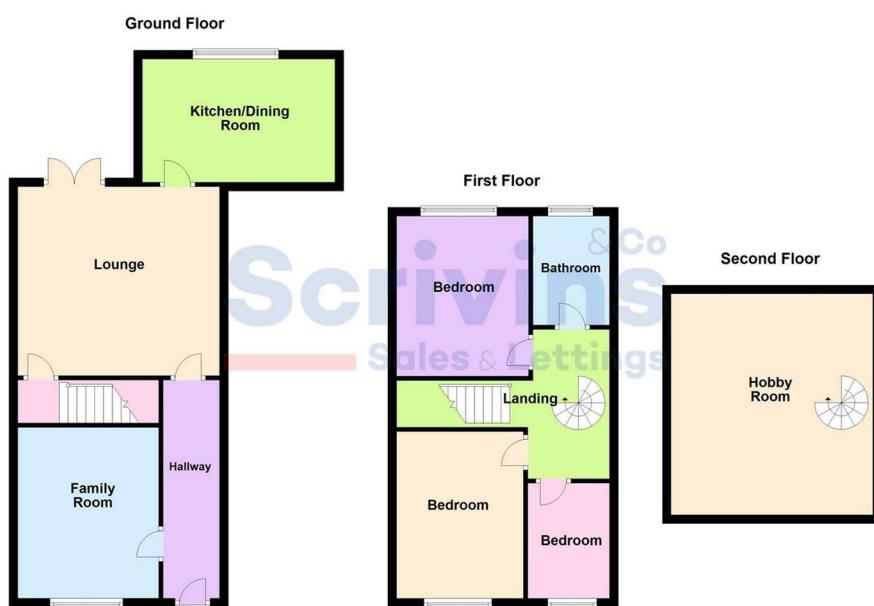
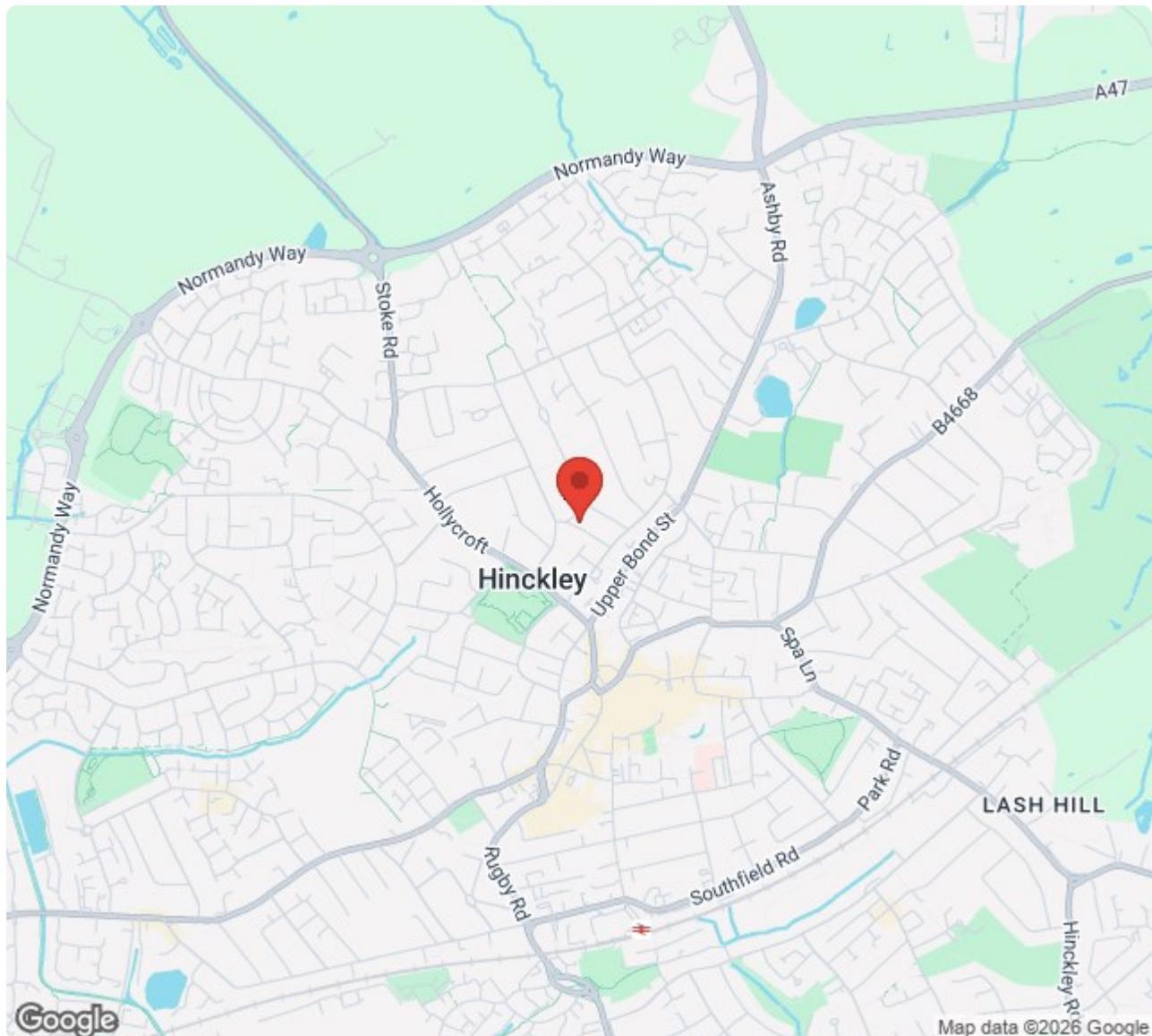
With white suite consisting 'P' shaped panelled bath with main shower above and glazed shower screen to side, wall mounted sink unit, low level WC, contrasting tiled surrounds, chrome heated towel rail, inset ceiling spotlights, extractor fan.



OUTSIDE

The property is set back from the road having a full width block paved driveway to front. A double ornamental wrought iron gate lead to a concrete driveway at the side of the property with a garage space. Beyond which is a good sized fenced and enclosed rear garden with had a full width block paved patio adjacent to the rear of the property edged by railway sleepers. Beyond which the garden is principally laid to lawn with surrounding beds. A bock paved pathway leads to the top of the garden where there is timber summerhouse (2.81m X 2.83m) and an outside tap.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/81/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	
England & Wales EU Directive 2002/91/EC	

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