

# 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



**9 WESTFIELD ROAD, HINCKLEY, LE10 0QN**

**ASKING PRICE £210,000**

**NO CHAIN.** Spacious three bedroom traditional semi detached family home. Popular and convenient location within walking distance of the town centre, the Crescent, train and bus stations, doctors, dentists, parks, Westfield Junior school and with good access to the A5 and M69 Motorway. Well presented and benefiting from laminate wood strip flooring, white panelled interior doors, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge, kitchen diner, utility, rear porch and separate WC. Three good sized bedroom and bathroom. Wide driveway to front and good sized enclosed rear garden with garden store. Carpets and light fittings included.



## TENURE

Freehold  
Council Tax Band B  
EPC Rating D

## ACCOMMODATION

UPVC SUDG front door to

## ENTRANCE HALLWAY

With a stairway to the first floor. White panelled interior door to

## LOUNGE TO FRONT

16'11" x 11'9" (5.16 x 3.60)

With radiator, laminate wood strip flooring. White panelled interior door to



## KITCHEN/DINER TO REAR

13'8" x 10'4" (4.19 x 3.15)

With a range of floor standing fitted kitchen units with roll edge working surface above an inset stainless steel drainer sink with mixer tap. Integrated appliances include oven with gas hob and extractor fan above. Space for an under counter fridge, freezer and washing machine. Further range of matching wall mounted cupboard units and tiled splashbacks. Consumer unit, radiator, vinyl flooring and the wall mounted gas boiler. White panelled interior door to



## UTILITY

4'5" x 6'0" (1.37 x 1.84)

With wall mounted working surface and laminate wood strip flooring.



## REAR PORCH

With UPVC SUDG door leading to the rear garden. Wooden interior door to

## SEPARATE WC

2'9" x 5'6" (0.84 x 1.70)

With low level WC.

## FIRST FLOOR LANDING

With loft access and thermostat for the central heating system, radiator. Wooden interior door to

### **BEDROOM ONE TO FRONT**

11'3" x 10'11" (3.43 x 3.33)

With radiator.



### **BEDROOM TWO TO REAR**

10'3" x 11'3" (3.14 x 3.44)

With radiator.



### **BEDROOM THREE TO REAR**

7'3" x 8'7" (2.21 x 2.63)

With radiator.

### **BATHROOM TO FRONT**

8'7" x 10'11" (2.63 x 3.34)

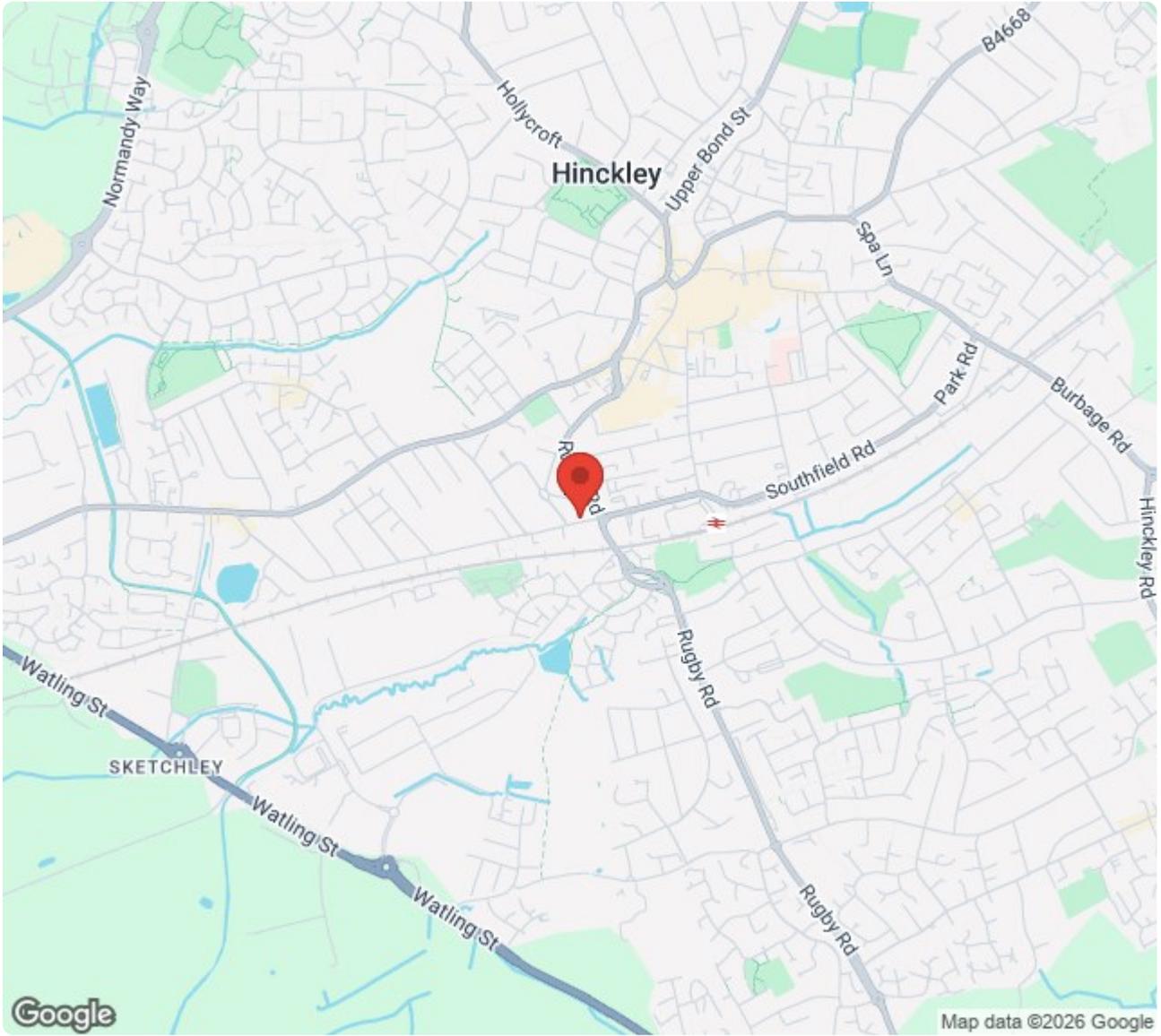
With panelled bath with mixer tap and electric shower attachment, low level WC and pedestal wash hand basin. Radiator and laminate strip flooring. Door to an airing cupboard housing the water tank.



### **OUTSIDE**

The property is set back from the road with a wide tarmac driveway to front. Pedestrian access to the right hand side leads to a wrought iron gate which offers access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. There is a further slate tiled patio area and the top of the garden is laid in slate chippings. Detached garden store.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> 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			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			



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