

# Scrivins & Co

## Sales & Lettings

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

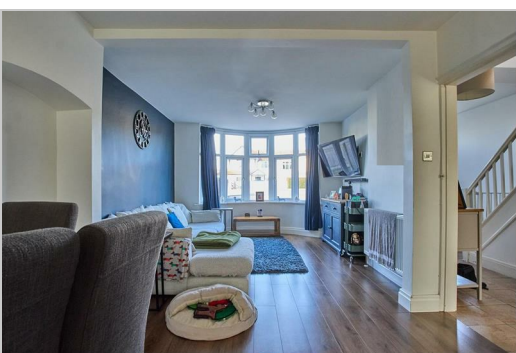
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**276 COVENTRY ROAD, HINCKLEY, LE10 0NQ**

**ASKING PRICE £240,000**

Attractive traditional bay fronted semi detached family home on a good sized plot. Sought after and convenient location within walking distance of Westfield Junior School, the Town, the Crescent, train and bus station and with good access to major road links. Well presented and much improved including original strip pine panelled interior doors, spindle balustrades, ceramic tiled flooring, refitted kitchen, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, through lounge dining room, kitchen, single glazed conservatory, utility room and separate WC. Three bedrooms and bathroom with shower. Driveway. Good sized front and enclosed sunny rear garden. Viewing recommended. Carpets, curtains and light fittings included.



## TENURE

Freehold

## ACCOMMODATION

Attractive Composite front door to

### ENTRANCE HALLWAY

with ceramic tiled flooring. Single panelled radiator. Telephone point. Stairway to first floor with original spindle balustrades. Useful under stairs storage cupboard/ pantry beneath with fitted shelving, lighting and housing the meters and consumer unit. Original strip pine panelled interior doors to



### THROUGH LOUNGE DINING ROOM

26'8" x 11'11" (8.13 x 3.64)

the lounge area to front with double panelled radiator, laminate flooring, two matching wall lights. TV aerial point. Rear dining area with feature fireplace having ornamental pine surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Arch top alcove to side. Double panelled radiator. Wall light. Wireless thermostat for central heating system.



### FITTED KITCHEN TO REAR

6'11" x 8'11" (2.11 x 2.73)

with a range of matte cream fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit. Single oven with grill beneath. Stainless steel chimney extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units and gallery shelving. Extractor fan. Ceramic tiled flooring. Radiator. Power points and light switches are in chrome. Oak panelled door leads to



## CONSERVATORY

15'1" x 9'0" (4.62 x 2.75)

single glazed with single drainer stainless steel sink unit with mixer taps above. Range of floor mounted storage cupboards in white and three drawer unit. Contrasting roll edge working surfaces above. Appliance recess points. Plumbing for automatic washing machine. Door to separate WC with white low level WC. Further brick built store room with power point. Wood panelled and glazed door to rear garden.



## FIRST FLOOR LANDING

with white spindle balustrades.

## FRONT BEDROOM ONE

13'4" x 11'11" (4.08 x 3.65)

with single panelled radiator.



## BEDROOM TWO TO REAR

10'11" x 13'1" (3.34 x 4.00)

with radiator.



## BEDROOM THREE TO FRONT

5'10" x 7'10" (1.80 x 2.41)

with single panelled radiator.



## BATHROOM TO REAR

13'11" x 8'11" (4.26 x 2.74)

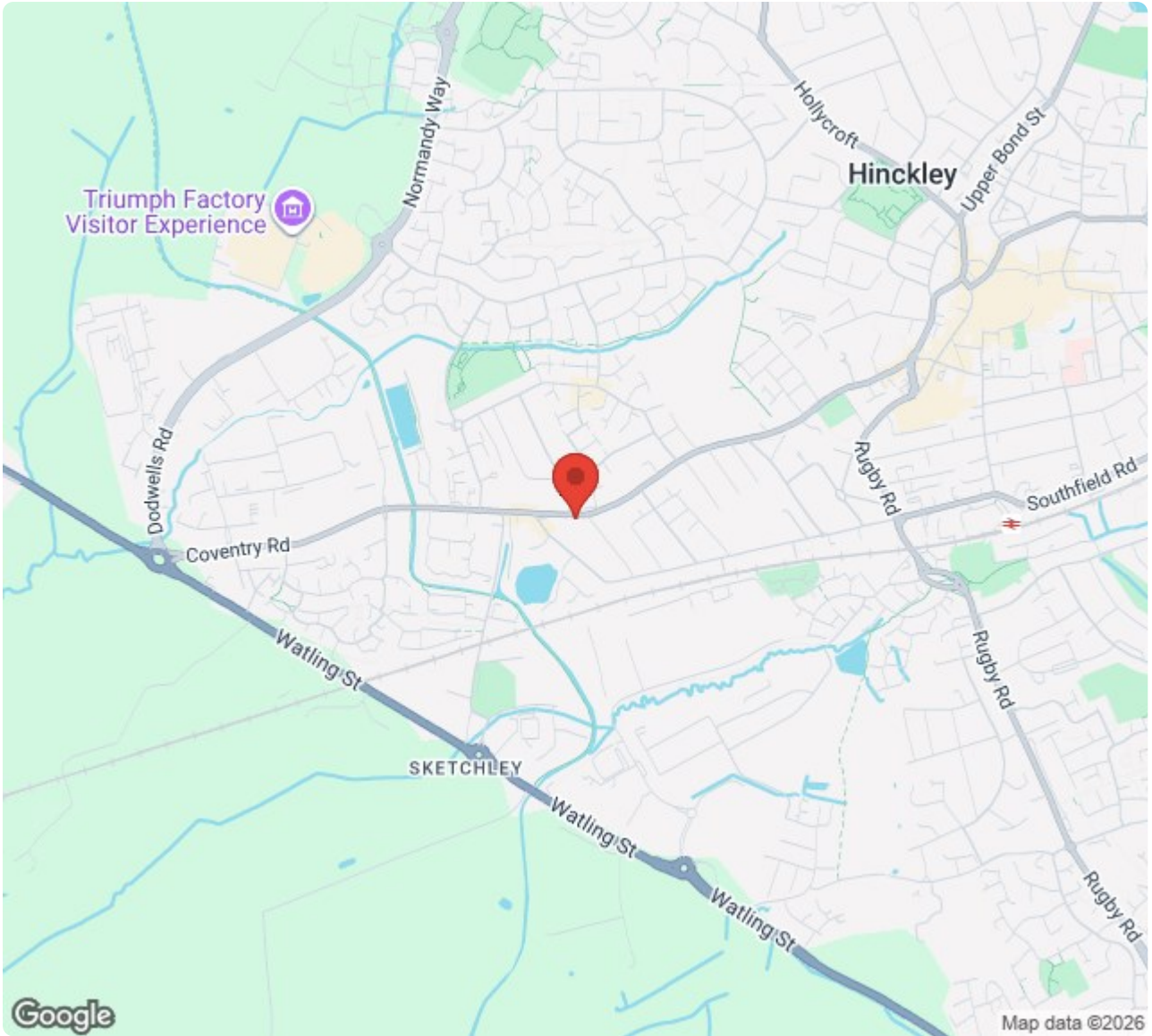
with white suite consisting panelled bath with shower unit above. Pedestal washing basin. Low level WC. Contrasting tiled surrounds. Radiator. Door to the airing cupboard housing the gas combination boiler for central heating and domestic hot water with built in programmer. Loft access with extending aluminium ladder for access, partially boarded.



## OUTSIDE

the property is set well back from the road. The front garden is principally laid to lawn with surrounding well stocked beds and borders. Concrete and stone driveway leads down the side of the property leading through double timber gates to the good sized fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property edged by wrought iron railings. The garden is principally laid to lawn with surrounding beds and borders. The garden has a sunny aspect. Outside tap.





Total area: approx. 103.7 sq. metres (1116.4 sq. feet)  
Not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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