



93 FORRESTERS ROAD, HINCKLEY, LE10 2RU

OFFERS OVER £290,000

No Chain. Vastly improved, modernised and refurbished semi detached family home on a good sized sunny plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and good access to the A5 and M69 motorway. Immaculate contemporary styled interior including white panelled interior doors, spindle balustrades, coving, luxury vinyl tiled flooring, feature fireplace, refitted kitchen and shower room. Gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, open plan through lounge/dining room and fitted kitchen. Three bedrooms, two with fitted wardrobes and shower room. Driveway to brick built garage, good sized front and sunny rear garden. Ample room for an extension (STPP). Viewing highly recommended. New carpets included.



TENURE

Freehold
Council Tax Band C
EPC Rating C

ACCOMMODATION

open canopy porch with ceramic tiled flooring, attractive Anthracite grey composite and panelled SUDG front door to

ENTRANCE HALLWAY

With LVT wood grain herringbone flooring, double panelled radiator. Wired in smoke alarm. Coving to ceiling, stairway to first floor with white spindle balustrades. Attractive white panelled interior doors to



OPEN PLAN THROUGH LOUNGE/DINING ROOM

20'10" x 11'3" (6.36 x 3.44)

With feature display fireplace having raised grey tiled hearth, LVT herringbone woodgrain flooring. Radiator. TV aerial point, coving to ceiling, UPVC SUDG French doors leading to the rear garden. Feature archway leading to



REFITTED REAR KITCHEN

9'10" x 10'11" (3.02 x 3.34)

With a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit, mixer tap above, double base unit beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting grey roll edge working surfaces above with inset four ring ceramic hob unit, single fan assisted oven beneath, chimney extract hood above. Grey tiled splashbacks. Further matching range of wall mounted cupboard units, one concealing the Gloworm gas condensing combination boiler for central heating and domestic hot water (New as of 2024) with a wireless digital programmer. Inset ceiling spotlights. Wired in heat detector. Appliance recess points. LVT herringbone woodgrain flooring. Door to useful under stairs storage cupboard housing the meters and the consumer unit. The property has been re wired. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With spindle balustrades, coving to ceiling. Wired in smoke alarm.

FRONT BEDROOM ONE

10'5" x 9'3" (3.20 x 2.82)

With built in double wardrobe with white and mirrored glazed double doors to the front. Coving to ceiling.



REAR BEDROOM TWO

9'11" x 10'5" (3.03 x 3.19)

With coving to ceiling. Radiator.



FRONT BEDROOM THREE

9'11" max x 7'7" (3.04 max x 2.33)

With built in double wardrobe with white mirror glazed doors to front, coving to ceiling. Loft access.



REAR REFITTED SHOWER ROOM

8'7" x 5'5" (2.63 x 1.66)

With white suite consisting fully tiled quadrant corner shower cubicle with glazed shower door, vanity sink unit with gloss white double cupboard beneath. Low level WC, contrasting fully tiled surrounds. Inset ceiling spotlights. Radiator.



OUTSIDE

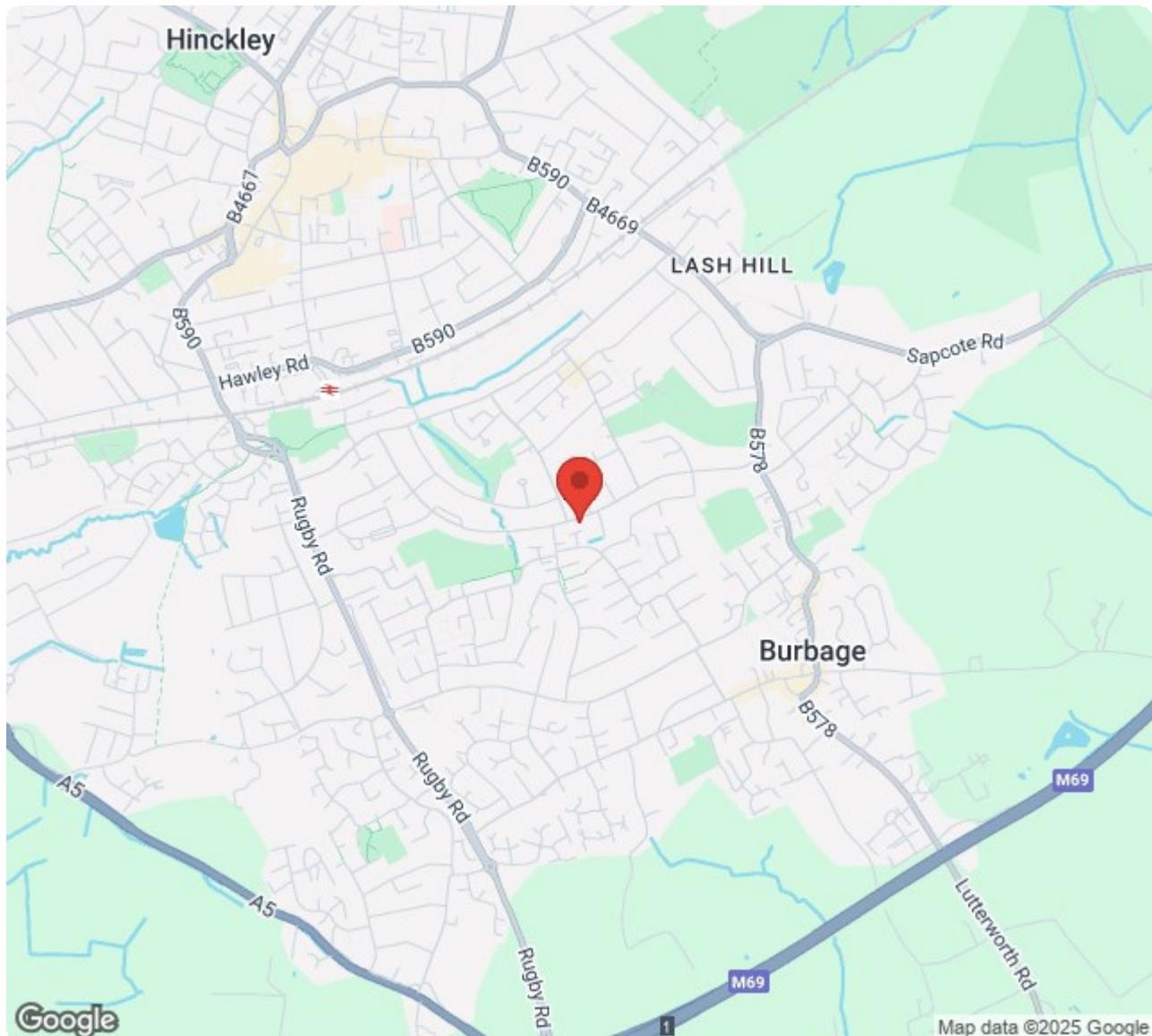
The property is nicely situated set back from the road screened behind a low brick retaining wall, the front garden is principally laid to lawn, a tarmacadam driveway leading to the single brick built garage, attached to the rear of the garage is a brick built garden store, a timber gate lead between the house and the garage to the good sized fully fenced and enclosed rear garden having a full width sandstone patio adjacent to the property beyond which the garden is principally laid to lawn with surrounding beds. The garden has a sunny aspect. there is an outside tap



SINGLE BRICK BUILT GARAGE

15'0" x 7'7" (4.58 x 2.33)

With grey up and over door to front , the garage has light and power and a UPVC SUDG pedestrian door to rear.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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