

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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42 KING RICHARD ROAD, HINCKLEY, LE10 0HL

OFFERS OVER £325,000

No Chain. Extended and refurbished four bedroomed semi detached family home on a large plot. Sought after and convenient location within walking distance of the town centre, The Crescent, local schools, train and bus stations, doctors and dentists, bars and restaurants and good access to major road links. Well presented including white panelled interior doors, spindle balustrades, wooden flooring, feature fireplace, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, shower room/WC, lounge, family room, dining kitchen, utility room and large UPVC SUDG conservatory. Four bedrooms (main with fitted wardrobes) and refitted bathroom with shower, wide driveway to single garage. Large sunny rear garden. Viewing recommended. Carpets, white goods and dining room table and chairs included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Attractive UPVC SUDG and leaded front door to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, two radiators, one with surrounding ornamental radiator cover, inset ceiling spotlights, door to cloak room housing the gas meter. Stairway to first floor. Attractive white six panelled interior doors to



SHOWER ROOM

10'5" x 4'1" (3.18 x 1.26)

With white suite consisting of a fully tiled walk in shower cubicle with glazed shower screen to side, low level WC, pedestal wash hand basin, contrasting tiled surrounds including the flooring. Radiator, inset ceiling spotlights. Extractor fan, shaver point.



LOUNGE TO FRONT

13'10" x 10'11" (4.24 x 3.34)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire, oak finish laminate wood strip flooring. Radiator, TV aerial point, coving to ceiling. UPVC SUDG and leaded bay window to front.

OPEN PLAN FITTED DINING KITCHEN TO REAR

19'11" x 9'10" (6.09 x 3.01)



KITCHEN AREA

With a range of blue fitted kitchen units, consisting inset Belfast single drainer sink unit, mixer taps above, cupboard beneath, further matching range of floor mounted cupboard units and five drawer unit, contrasting solid wood working surfaces above. Further matching range of wall mounted cupboard units including one double display unit with glazed doors. Black Range master range cooker included with a five ring gas hob unit, plate warmer, two ovens and a grill beneath. Matching black chimney extractor hood above, appliance recess points. Dishwasher and fridge freezer included. Oak finish laminate wood strip flooring, inset ceiling spotlights.



DINING AREA

With laminate wood strip flooring, inset ceiling spotlights, fashionable grey vertical radiator, communicating door to garage. Feature archway to



CONSERVATORY/DINING ROOM TO REAR

8'6" x 17'5" (2.61 x 5.32)

With oak finish laminate wood strip flooring, conservatory blinds are included. Power points, UPVC SUDG French doors leading to the rear garden.



FAMILY ROOM TO REAR

11'5" x 11'8" (3.50 x 3.56)

With radiator, inset ceiling spotlights, UPVC SUDG French doors leading to the rear garden



UTILITY ROOM

2'7" x 4'5" (0.81 x 1.36)

With plumbing for automatic washing machine, inset ceiling spotlights, light and double power point and slate finish laminate tiled flooring.

FIRST FLOOR LANDING

With spindle balustrades. Loft access with extending aluminium ladder for access.

BEDROOM ONE TO FRONT

11'0" x 13'10" (3.36 x 4.24)

With a range of fitted bedroom furniture in white consisting of two double, one corner and one single wardrobe units, further matching dressing table, radiator, inset ceiling spotlights.



BEDROOM TWO TO REAR

11'2" x 9'10" (3.41 x 3.02)

With radiator.



BEDROOM THREE TO REAR

8'5" x 9'9" (2.57 x 2.99)

With radiator.



BEDROOM FOUR TO FRONT

7'11" x 7'8" (2.42 x 2.36)

With oak finish laminate wood strip flooring, double glazed Velux window. Access into the eaves offering boarded storage space and wall light.



REFITTED FAMILY BATHROOM TO SIDE

6'4" x 6'11" (1.94 x 2.12)

With white suite consisting panelled bath, mains rain shower and hand held shower above, glazed shower screen to side. Vanity sink unit with two black drawers beneath, mirror fronted bathroom cabinet above, low level WC. Contrasting full tiled surrounds including the flooring, black heated towel rail, inset ceiling spotlights.

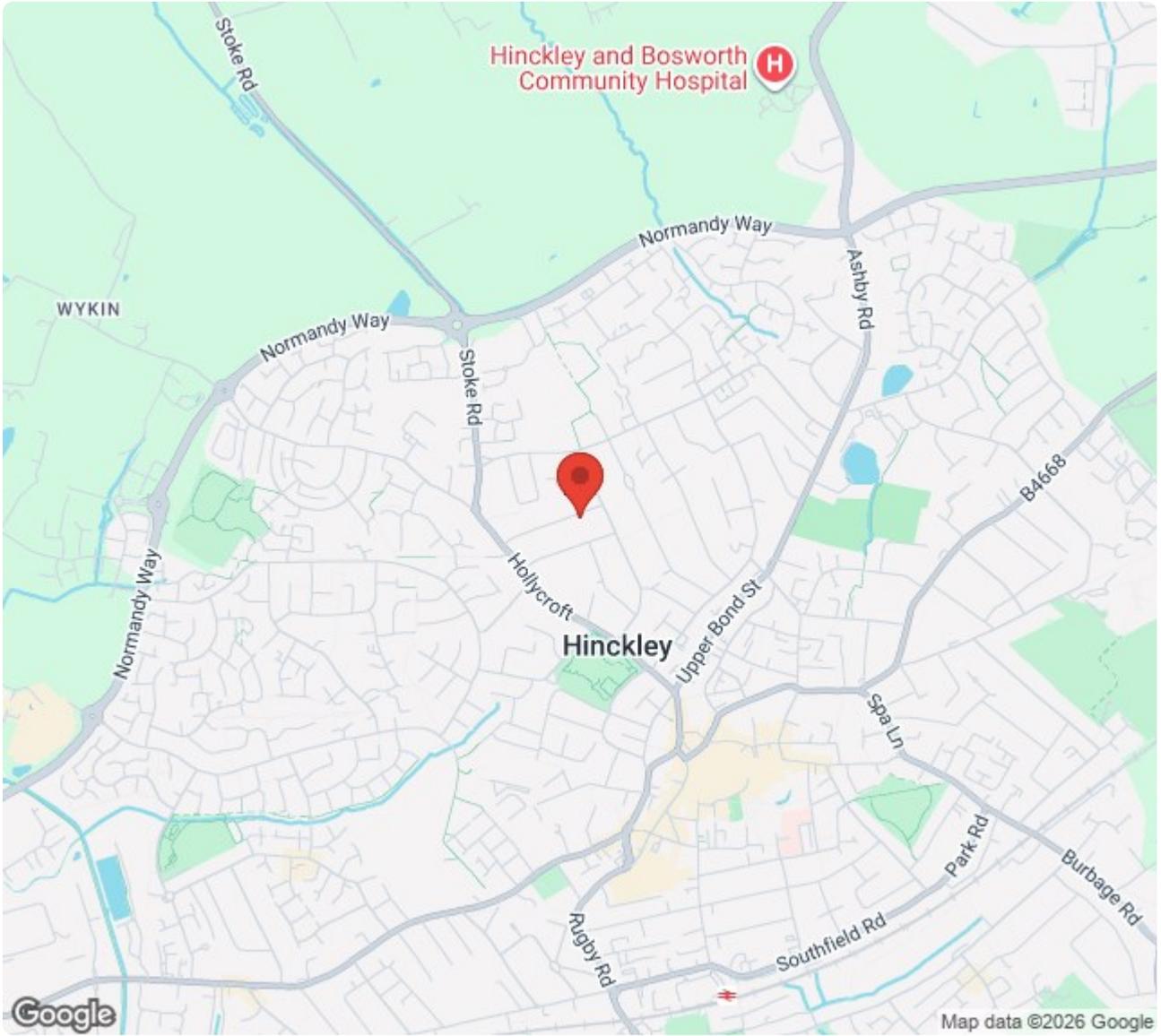


OUTSIDE

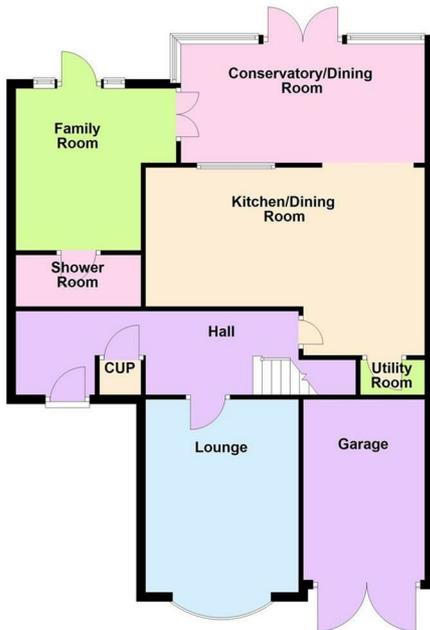
The property is set well back from the road having a full width tarmac driveway to front offering ample car parking leading to a single integral garage measuring 2.48m x 4.79m with wooden glazed double doors to front, fitted workbench, wall mounted cupboards, electric meter and consumer unit and lighting. A wrought iron gate and block paved pathway leads down the side of the house leading to the large rear garden which is enclosed by panelled fencing and mature hedging having a full width slabbed patio adjacent to the rear of the property with outside lights and tap beyond which the garden is principally laid to lawn with a timber shed, the garden has a sunny aspect.



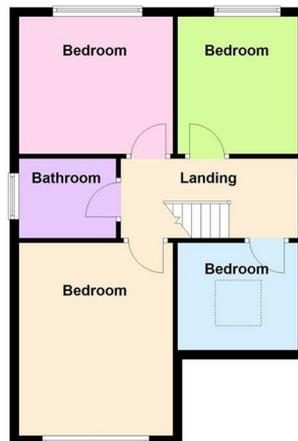




Ground Floor



First Floor



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		57	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/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			
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