



79 WOODLAND ROAD, HINCKLEY, LE10 1JF

OFFERS OVER £500,000

Extended, vastly improved and refurbished three storey detached family home on a large plot. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentist, leisure centre, train and bus stations and with good access to major road links. Immaculate contemporary style interior including ceramic/Karndean flooring, Oak panelled interior doors, spindle balustrade, feature fireplace/media wall, refitted kitchen and shower room, spotlights, gas central heating, UPVC SUDG and UPVC soffit and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, study, lounge, open plan living dining kitchen and utility room. Four good bedrooms (main with en suite shower room and walk in wardrobe) and family bathroom. Wide driveway, large landscaped sunny rear garden with outside kitchen and summer house. Viewing highly recommended. Carpets included.



TENURE
FREEHOLD

COUNCIL TAX BAND E

ACCOMMODATION

Open pitched and tiled canopy porch with outside sensor light. Attractive UPVC SUG and leaded front door to:

ENTRANCE HALLWAY

Ceramic tiled flooring, fashionable vertical anthracite radiator, digital thermostat for central heating system, attractive waist height wood panelling in ammonite grey, dog leg stairway to first floor with white spindle balustrade and door to useful understairs storage cupboard. Attractive Oak panel interior door to:



REFITTED SEPARATE WC

Fitted with white suite comprising low level WC and vanity sink with gloss white double cupboard beneath. Contrasting tiles surrounds including flooring, fashionable anthracite heated towel rail, extractor fan.

FRONT LOUNGE

12'4" x 17'1" (3.77 x 5.22)

Oak panel and glazed door giving access. Feature fireplace and media wall, incorporating black cast iron electric stove with remote control, log stores to side and reveal above for wall mounted flat screen TV with concealed power points and TV aerial point. Two radiators, Shadewell made to measure shutters in the window. Oak panel and glazed door to:

STUDY TO FRONT

5'4" x 9'10" (1.63 x 3.00)

Ceramic tiled flooring, radiator, built in storage cupboard housing Worcester gas condensing combination boiler for central heating and domestic hot water. Oak panel and glazed door to:



REFITTED OPEN PLAN LIVING DINING KITCHEN

21'3" x 18'11" (6.48 x 5.79)

LOUNGE DINING AREA with feature open sand stone fireplace incorporating black cast iron wood burning stove. Fashionable anthracite vertical radiator, inset ceiling spotlights, vaulted ceiling with inset double glazed Velux windows with built in blinds. Karndean grey wood grain herringbone flooring. Concealed power point and TV aerial point over fireplace for wall mounted flat screen TV. UPVC SUDG French doors leading for rear garden.

REFITTED KITCHEN with fashionable range of railings and fitted kitchen units in ammonite grey with soft close doors. Central island unit with inset one and a half bowl single drainer sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer stack. White quartz working surfaces above and integrated dishwasher. Further matching floor mounted cupboard units and two three drawer units with white quartz working surfaces above with inset five ring stainless steel gas hob unit. concealed lighting above working surfaces and LED lighting in kick panels around the island unit. Integrated extractor fan above, integrated wine cooler and matching upstands. Further matching range of wall mounted cupboard units. Double fan assisted oven with grill, combination microwave oven and plate warming drawer. Fridge Freezer, inset ceiling spotlights, fashionable anthracite vertical radiator and Karndean grey wood grain herringbone flooring. Oak panel and glazed door leads to:



REFITTED UTILITY ROOM TO REAR

8'11" x 6'3" (2.72 x 1.93)

Range of ammonite grey kitchen units with soft close doors, consisting inset stone single drainer resin sink with chrome mixer tap above and cupboard beneath. Further matching floor mounted cupboard units with contrasting white roll edge working surfaces above and matching upstands. Further range of wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine and housing for American style fridge freezer. Karndean grey wood grain herringbone flooring. Fashionable anthracite radiator, vaulted ceiling with inset double glazed Velux windows and UPVC SUDG door to rear garden.



FIRST FLOOR LANDING

White spindle balustrade, waist height wood panelled surrounds in ammonite grey, radiator and stairway to second floor with white spindle balustrades.

L SHAPED FRONT BEDROOM ONE

12'4" x 15'9" (3.78 x 4.81)

Feature wall in full height wood panelling, two radiators, concealed TV aerial point and power point for wall mounted flat screen TV. Vaulted ceiling with Oak beams and inset double glazed windows with built in blinds. Door to:

EN SUITE SHOWER ROOM

4'10" x 6'5" (1.48 x 1.96)

White suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash basin with illuminating mirror over and low level WC. Contrasting tiled surrounds, chrome heated towel rail, shaver point, extractor fan, vaulted ceiling with inset spotlights and double glazed velux window.

Door to:

WALK IN WARDROBE

5'3" x 6'11" (1.62 x 2.12)

Range of built in open fitted wardrobes, storage cupboards, shelving and drawers.

BEDROOM TWO TO REAR

12'10" x 11'11" (3.92 x 3.65)

Double panel radiator.



BEDROOM THREE TO REAR

12'11" x 8'11" (3.95 x 2.74)

Surrounding white wood panelling and double panel radiator.



REFITTED FAMILY BATHROOM

6'0" x 9'11" (1.83 x 3.04)

Fitted with white suite consisting double ended panelled bath with mixer tap above, fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, inset ceiling spotlights and extractor fan.



SECOND FLOOR LANDING

Door to:

BEDROOM FOUR

10'0" x 19'5" (3.05 x 5.92)

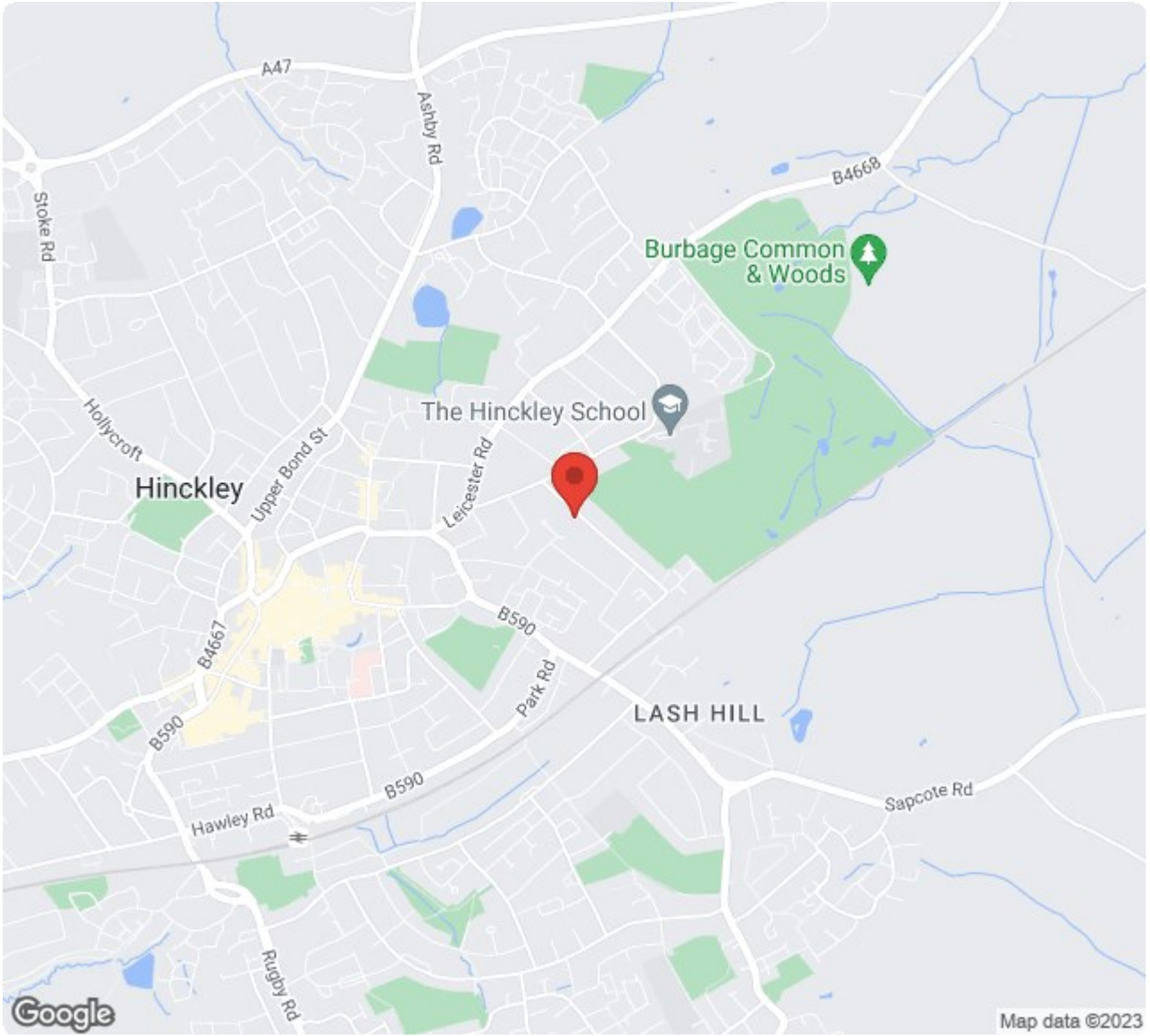
Electric panel heater, vaulted ceiling with inset double glazed Velux windows with built in blinds and circular porthole double glazed window to front. Doors into the eaves offering further storage.



OUTSIDE

The property is nicely situated, set back from the road having a full width decorative stone driveway to front. Timber gate and slabbed pathway lead down the left hand side of the property, to large fenced and enclosed rear garden, which has a sunny aspect. Adjacent to the rear of the house is a porcelain tiled and full width resin patio with surrounding slate retaining walls and raised beds. Outside lighting. Matching outdoor kitchen with single drainer stainless steel sink unit with mixer tap above and surrounding granite working surfaces. Further matching porcelain patio with surrounding decorative stone, beyond which is a rubber base play area with surrounding railway sleepers. Timber summer house with power with attached timber store. Beyond this the garden is principally laid to lawn





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(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			
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