



## 77 ESKDALE ROAD, HINCKLEY, LE10 0NW

**ASKING PRICE £240,000**

**WITH DOUBLE GARAGE!** Attractive traditional bay fronted semi detached family home on a good size plot with double garage to rear. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors dentists, bars and restaurants, leisure centre and with good access to A5 and M69 motorway. Well presented and much improved including white panelled interior doors, wooded flooring, wood burning stove, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge and dining kitchen. Three bedrooms and bathroom with shower. Hardstanding to front and good sized sunny rear garden with driveway to detached double garage. Viewing recommended. Carpets and blinds included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B

## ACCOMMODATION

Attractive sage green composite panel and SUDG front door with outside lighting to:

## ENTRANCE HALLWAY

Ceramic tiled flooring, radiator and stairway to first floor. Attractive four panel white interior doors to:

## FRONT LOUNGE

12'4" x 15'5" (3.77 x 4.72)

Feature fireplace with raised black slate hearth, solid beam above and brick backing incorporating a black cast iron wood burning stove. Book and display shelving to side alcoves. Oak finish laminate wood strip flooring, radiator, TV aerial point, telephone point, Nest thermostat for the central heating system.



## FITTED DINING KITCHEN TO REAR

15'1" x 10'11" (4.62 x 3.34)

Range of walnut finish fitted kitchen units consisting inset black one and a half bowl single drainer resin sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer stacks unit with contrasting black roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units. Kenwood range cooker included with five ring stainless steel gas hob unit, two ovens and a grill beneath with stainless steel chimney hood extractor above. Plumbing for automatic washing machine, radiator and oak finish laminate wood strip flooring. Full height storage cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water. Useful understairs storage cupboard housing the meters and power points. UPVC SUDG door to the side of the house.

## FIRST FLOOR LANDING

White spindle balustrades.

## FRONT BEDROOM ONE

15'7" x 9'6" (4.75 x 2.90)

Single panel radiator.



## REAR BEDROOM TWO

10'11" x 9'4" (3.34 x 2.86)

Range of fitted bedroom furniture in grey consisting two double wardrobe units, central book and display shelving. Radiator and coving to ceiling.



## BEDROOM THREE TO REAR

5'8" x 7'10" (1.75 x 2.40)

Oak finish laminate wood strip flooring, radiator, coving to ceiling and loft access.



## BATHROOM TO FRONT

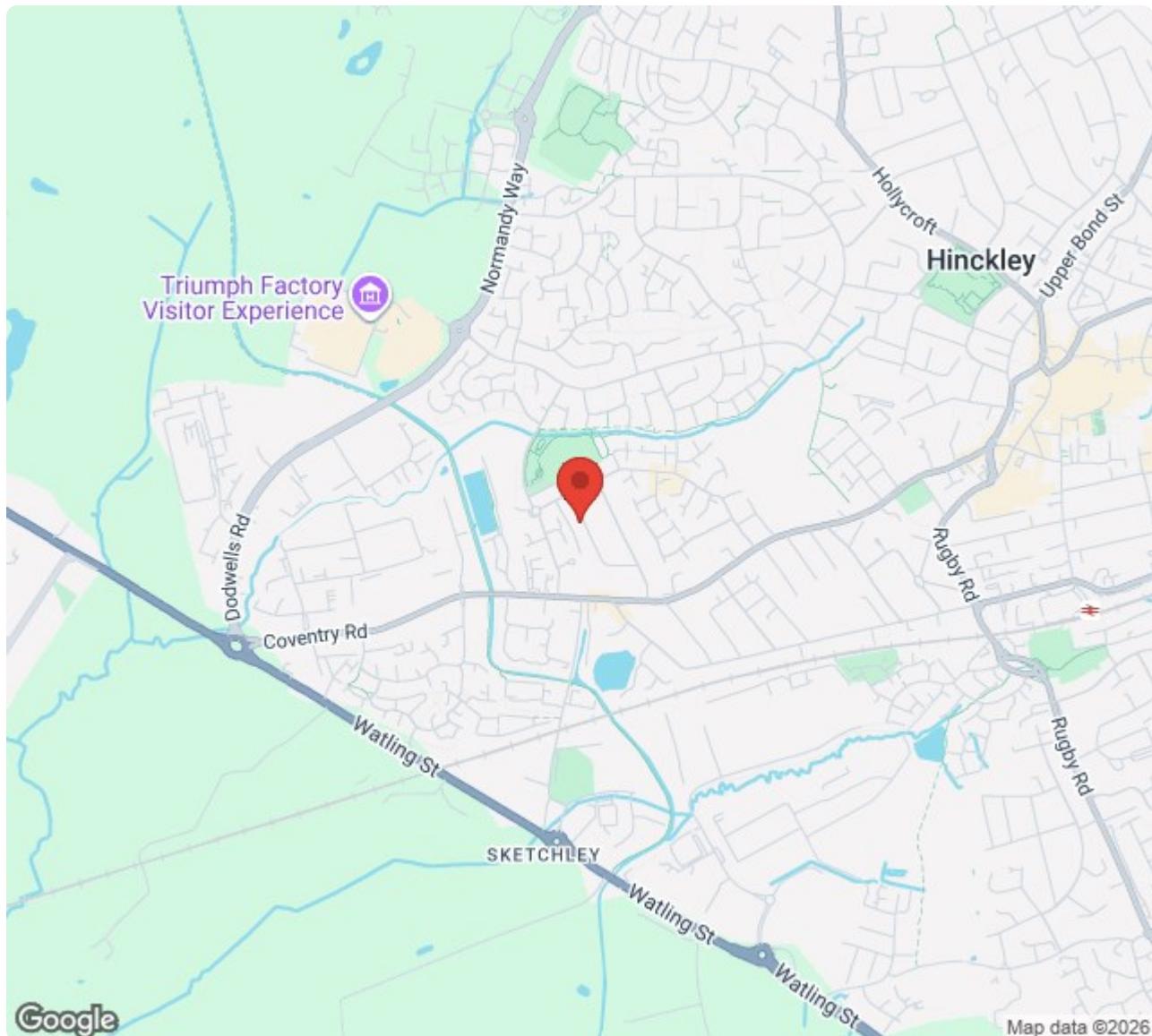
5'6" x 5'8" (1.68 x 1.74)

White suite consisting panelled bath with mains rain shower above and glazed shower screen to side, vanity sink unit with grey cupboard beneath and low level WC. Wall mounted mirror fronted bathroom cabinet, contrasting tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan.

## OUTSIDE

The property is set back from the road having full width stone hardstanding to front. A slabbed pathway and timber gate lead down the side of the property to the good sized fully fenced and enclosed rear garden, which has a full width slab patio adjacent to the rear of the property. Attached to the rear of the house is a brick built garden store and a brick built WC with low level WC and cold water tap. The remainder of the garden is principally laid to lawn. Outside tap. The garden has a sunny aspect. To the top of the garden is a double detached sectional concrete garage 4.80m x 4.78m with driveway to front, access from Langdale Road. The garage has an up and over door to the front, lighting, inset ceiling spotlights and timber and glazed side pedestrian door.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	82
(81-91) B	
(69-80) C	
(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 <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	
England & Wales EU Directive 2002/91/EC	