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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4 SUNNYDALE CRESCENT, HINCKLEY, LE10 0PA

OFFERS OVER £240,000

Traditonal bay fronted semi detached home located in a cul de sac. Sought after and convenient location within walking distance to the town centre, The Crescent, Westfield Junior School, train and bus stations, doctors, dentists, parks, Ashby Canal and good access to major road links. Well presented and benefiting from feature fireplace, tiled flooring, gas central heating and SUDG. Accommodation offers entrance porch, entrance hallway, lounge and kitchen diner. Three bedrooms and bathroom. Driveway to front and enclosed rear garden. Carpets, blinds and light fittings included.

TENURE
Freehold
Council tax Band B

ACCOMMODATION
Wooden and glazed double door to

ENTRANCE PORCH
With tiled flooring and a wood and glazed front door to

ENTRANCE HALLWAY
With radiator, stairway to the first floor, tiled flooring, oak panelled interior door to

LOUNGE TO FRONT
13'7" x 13'6" (4.16 x 4.14)
With original feature fireplace with stone hearth and incorporating an open fire, TV aerial point, radiator, oak panelled interior door through to

KITCHEN/DINER TO REAR
16'11" x 11'9" (5.17 x 3.59)
The kitchen area with a range of floor standing fitted kitchen units with roll edge working surface above, inset one and a half bowl stainless steel drainer sink with mixer tap, Hotpoint oven with five ring gas hob above, under counter space for a washing machine, black tiled splashbacks, a further range of matching wall mounted cupboard units, radiator and tiled flooring.
The dining area with tiled flooring, radiator, space for an American style fridge freezer, UPVC SUDG doors to the rear garden.

FIRST FLOOR LANDING
With loft access with ladder and partially boarded, oak panelled interior door to

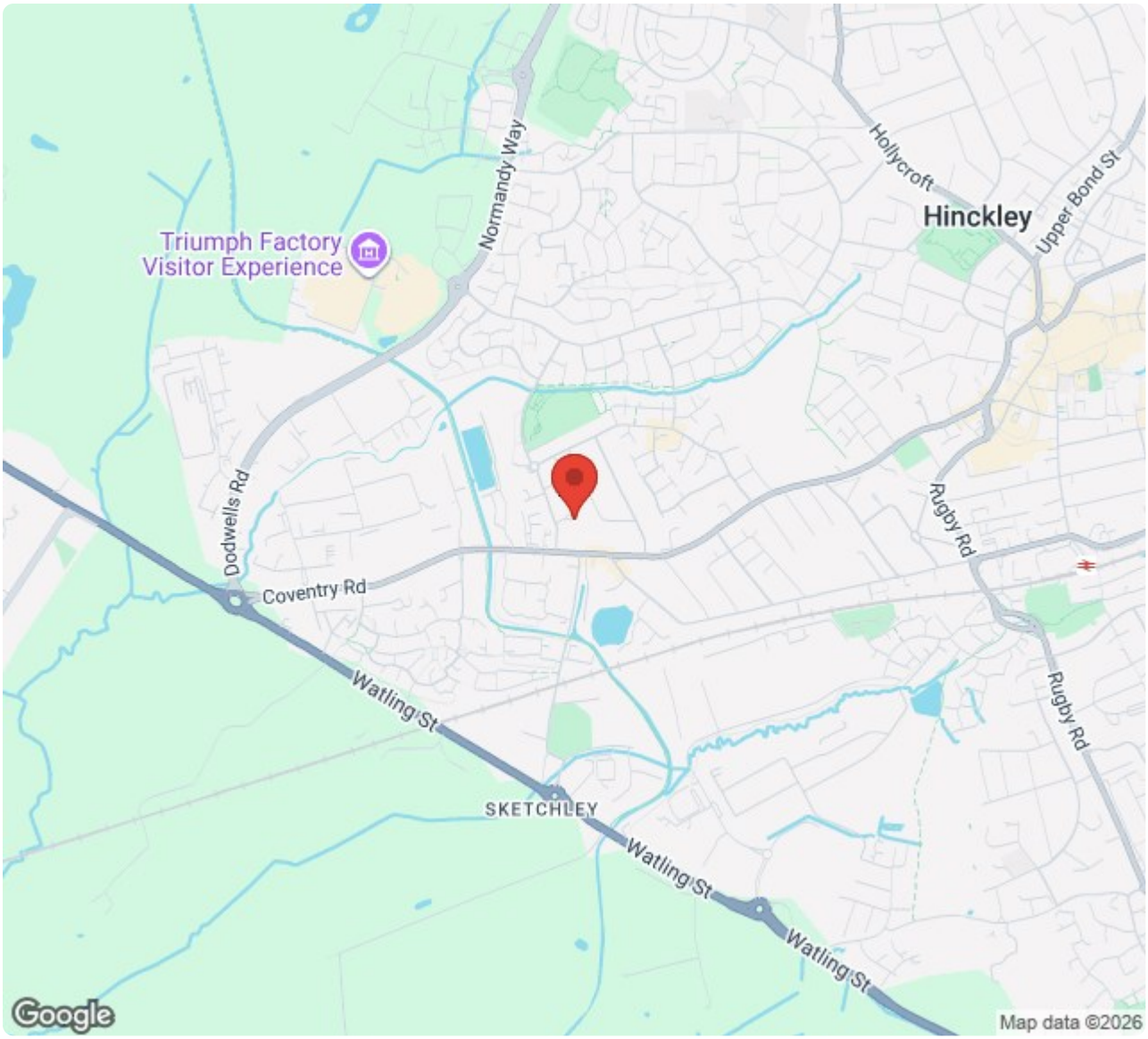
BEDROOM ONE TO FRONT
14'2" x 10'7" (4.34 x 3.25)
With radiator.

BEDROOM TWO TO REAR
11'10" x 7'4" (3.63 x 2.25)
With radiator.

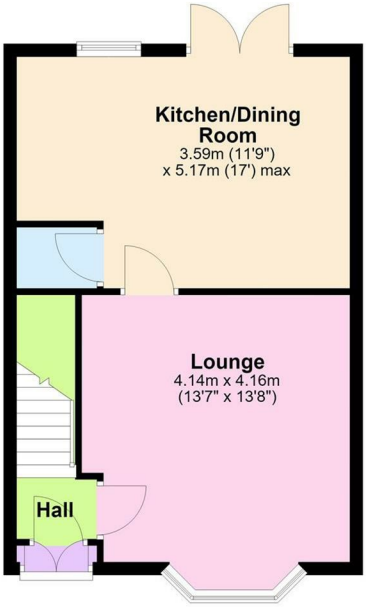
BEDROOM THREE TO FRONT
5'11" x 6'7" (1.82 x 2.01)
With radiator.

REFITTED BATHROOM TO REAR
5'10" x 7'6" (1.78 x 2.30)
With a P shaped bath with mixer tap and main shower attachment above with glass screen to side, low level WC, vanity sink unit with cupboard beneath, wall mounted illuminating mirror, radiator with surrounding towel rail, fully tiled surrounds including the flooring and inset ceiling spotlights.

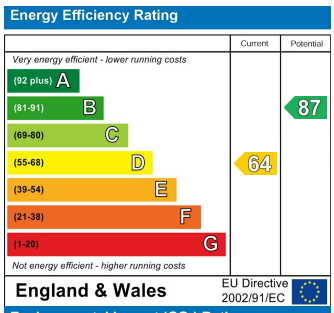
OUTSIDE
Outside the property is nicely situated set back from the road with a wide stoned driveway to front, a timber gate offers access down the left hand hand side of the property to the enclosed rear garden with a patio adjacent to the rear of the property where there is a brick built store and WC, beyond which the garden is principally laid to lawn.

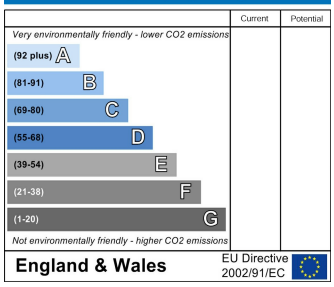


Ground Floor



First Floor





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