

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



56 MIDDLEFIELD LANE, HINCKLEY, LE10 0RB

ASKING PRICE £325,000

Extended traditional semi detached property on a large plot. Sought after and convenient location within walking distance of the town centre, schools, Asda, parks, bus services and good access to major road links.

Immaculately presented, the property benefits from a refitted kitchen with under floor heating, feature fireplace, Karndean flooring, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hallway, lounge, extended living dining kitchen, utility room and separate WC. Three good sized bedrooms (main with fitted furniture) and family bathroom with separate shower cubicle. Wide driveway to front and impressive enclosed rear garden with summer house and two timber sheds included. Carpets, light fittings and blinds included.



TENURE

FREEHOLD

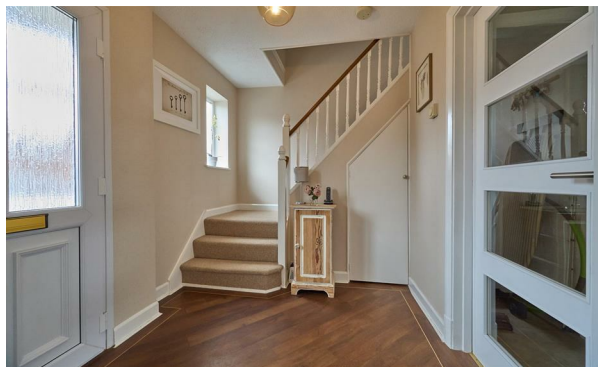
Council tax band C

ACCOMMODATION

Open pitched and tiled canopy porch with UPVC SUDG front door to

ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades, Karndean flooring, telephone point, wired in smoke alarm. Door to useful under stairs storage cupboard with light, double panelled radiator and houses the gas and electric meters. Attractive wooden panelled and glazed door to



LOUNGE TO FRONT

19'3" (into bay) x 10'2" (5.87 (into bay) x 3.11)

With feature fireplace with wooden plinth above and marble hearth. Wall lights, coving to ceiling, TV aerial point. Double wooden and glazed doors to



EXTENDED LIVING DINING KITCHEN TO REAR

24'2" (max) x 24'11" (max) (7.39m (max) x 7.62 (max))

Living area (4.72m X 2.83m): With UPVC SUDG sliding doors to rear garden, Velux windows, TV aerial point.

Kitchen area: With a fashionable range of fitted kitchen units with roll edge working surfaces above. Inset one and half bowl ceramic sink with mixer tap above and cupboard beneath and drawer units. Rangemaster cooker included with five ring gas hob unit, extractor above and double oven and grill beneath. Integrated dishwasher. Breakfast bar with cupboard beneath, wine rack and two stools included. Further range of floor standing and wall mounted cupboard units including display units. One cupboard houses the gas boiler for central heating. With tiled flooring, double panelled radiator, further Velux window Wooden and glazed door to



UTILITY ROOM

5'0" x 6'4" (1.53 x 1.95)

With working surfaces, plumbing for automatic washing machine, wall mounted cupboard units, tiled flooring, UPVC SUDG door to outside.



SEPARATE WC

With low level WC, vanity sink unit, extractor fan and tiled flooring.



FIRST FLOOR LANDING

With loft access which is majority boarded with lighting, electric point and ladder. Wired in smoke alarm. Attractive white panelled interior door to

BEDROOM ONE TO REAR

10'3" x 13'5" (3.13 x 4.10)

With single panelled radiator and TV aerial point. A range of fitted bedroom furniture consisting of three double wardrobes, bedside table and dressing table.



BEDROOM TWO TO FRONT

10'5" x 11'2" (3.20 x 3.42)

With fitted wardrobes with sliding doors, rails and drawers. Double panelled radiator and TV aerial point.



BEDROOM THREE TO FRONT

7'2" x 7'10" (2.20 x 2.39)

With double panelled radiator. Door to a large wardrobe with cupboard above.



FAMILY BATHROOM TO REAR

8'3" x 8'2" (2.54 x 2.51)

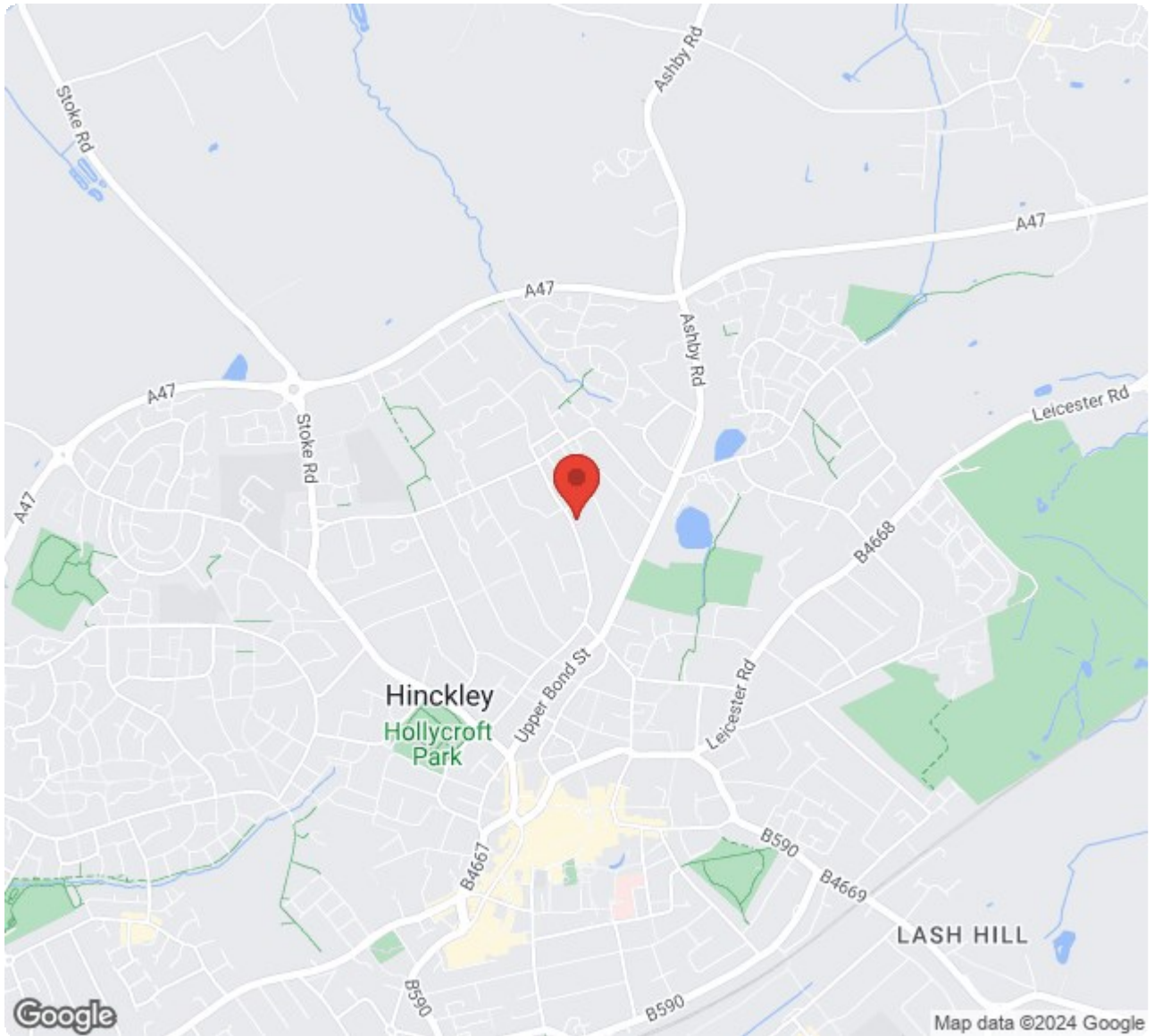
With four piece suite consisting panelled bath, separate enclosed shower cubical with glazed shower door and electric Mira shower with fully tiled surrounds. Low level WC, pedestal wash hand basin. A cupboard housing the lagged copper cylinder for the hot water. Laminate wood strip flooring, inset ceiling spot lights, extractor fan.



OUTSIDE

The property is nicely situated, set back from the road with a block paved wide driveway to front. Accessed via a timber gate and block paved pathway to side is the good sized fenced and enclosed rear garden. Adjacent to the rear of the property is the block paved patio with outside lighting. The garden is laid to lawn with surrounding well stocked beds including raised beds and there is a further lawned area. Two timber sheds both with electric and one with light. To the top of the garden is a summerhouse, it has light, power and it is insulated. There are further well stocked beds. A block paved seating area, timber shed and pergola included. Two water butts.

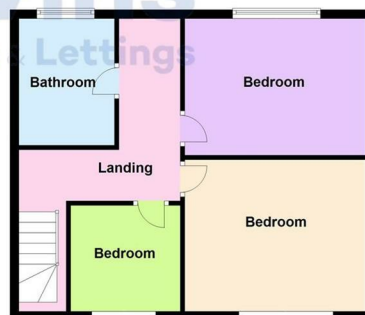






Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
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