

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



24 THE LAWNS, HINCKLEY, LE10 1DY

OFFERS OVER £200,000

Outstanding, extended vastly improved and refurbished traditional three storey bay fronted terraced house of character on a large plot. Popular and highly convenient location within walking distance of the town centre, the Crescent, shops, schools, doctors, dentists, train and bus stations, Leisure Centre, Queens Park, bars and restaurants and good access to major road links. Immaculately presented with flair including oak panelled interior doors, wooden flooring, feature fireplaces, refitted kitchen and bathroom, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers open plan living dining room and breakfast kitchen and rear lobby. Two double bedrooms, family room and bathroom with shower. Hard landscaped front and good sized rear garden with driveway and garage space (subject to planning permission). Viewing highly recommended. Carpets included.



TENURE

Council Tax Band A

ACCOMMODATION

All the power points and light switches in the house are in Chrome.

Attractive UPVC SUDG front door leading to

OPEN PLAN LIVING/DINING ROOM AND FITTED KITCHEN

40'10" x 10'11" (12.47 x 3.35)

With the dining area to the front with feature display fireplace having colour wash beam above, feature wood panelled wall and wall light, fitted storage cupboards, a meter cupboard to side alcove in cream. There is also a full height double coat cupboard, double panel radiator, oak finish laminate wood strip flooring. UPVC SUDG bay window to front. Beams to ceiling, feature open tread stairway leading to first floor. The lounge area to rear with feature display fireplace, colour washed beam above and a lime oak TV plinth to side alcove and further storage cupboard with solid oak top beneath. Oak finish laminate wood strip flooring, feature wood panel wall, inset ceiling spotlights, digital thermostat for the central heating system. TV aerial point, fitted breakfast kitchen area to rear. The kitchen with a vast range of cream fitted kitchen units consisting inset single drainer, white ceramic sink unit, black mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting solid oak working surfaces above with in set four ring ceramic hob unit, single fan assisted oven with grill beneath. Stainless steel chimney extractor above, white brick tiled splashbacks, further matching range of wall mounted cupboard units and one tall larder unit. There is also a matching breakfast bar, radiator, integrated fridge freezer, oak finish laminate wood strip flooring. Appliance recess point, plumbing for automatic washing machine and dishwasher. There is also a skylight. Oak panel glazed door leads to



LOBBY TO REAR

With oak wood grain laminate strip flooring, overhead spotlight, contrasting tiled surrounds. UPVC SUDG to the rear garden. Door to refitted bathroom to rear

REFITTED BATHROOM

5'5" x 8'1" (1.67 x 2.48)

With a white suite consisting of a P shaped panel bath, mains rain shower and handheld shower, glazed shower screen to side. Vanity sink unit, gloss grey draws beneath, low level WC, contrasting surrounding waterproof glitter granite splashbacks, ceramic tile flooring, coving to ceiling, fashionable grey vertical radiator.



BEDROOM ONE TO FRONT

10'10" x 11'8" (3.31 x 3.58)

With feature original Victorian fireplace having ornamental white wooden surrounds, black cast iron fireplace, radiator, feature wood panelling to one wall, coving ceiling. To side of fireplace is a solid oak dressing table to side alcove. Coving to ceiling. Original latched and braced interior door, two over head bed lights. Pine stairway leads to second floor.



FAMILY ROOM

9'4" x 14'9" (2.86 x 4.51)

With oak finished laminate wood strip flooring, double panel radiator, two double glazed Velux windows.



BEDROOM TWO TO REAR

11'0" x 12'4" (3.37 x 3.78)

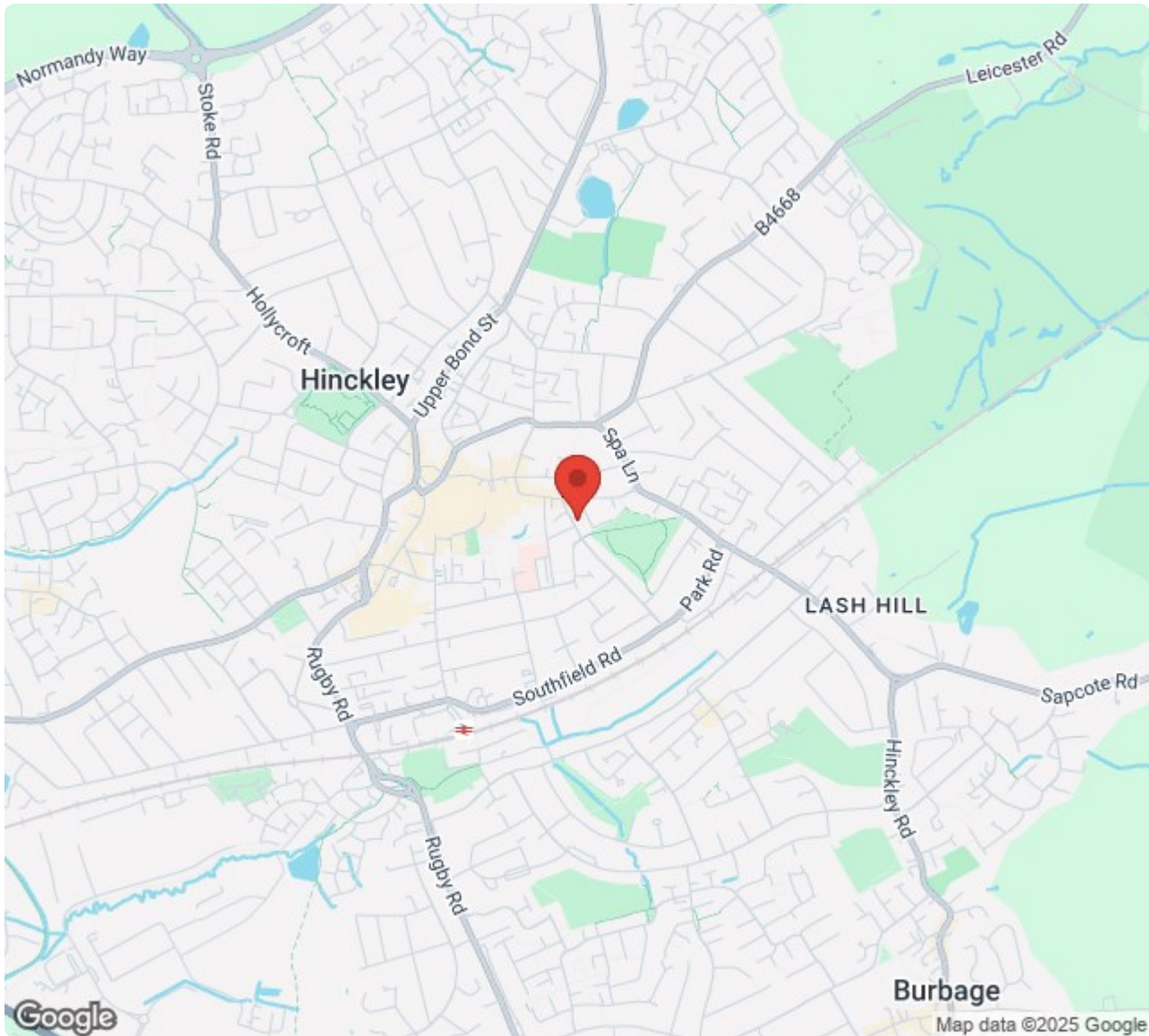
With feature wood panelling to two walls, radiator, double airing cupboard in cream housing the Valent gas condensing combination boiler for central heating and domestic hot water



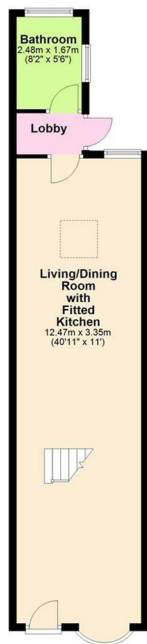
OUTSIDE

The property is set back from the road screened behind stone retaining wall, the front garden stoned for easy maintenance. There is a good sized rear garden which is enclosed by a brick retaining wall and panel fencing and mature hedging, having been hard landscaped having a slabbed and block paved rear yard with outside tap and lighting. Beyond which the garden is principally paved for easy maintenance with raised brick beds and borders with inset shrubs and trees. There is a seating area attached to the rear of the property and to the top of the garden there is a timber shed with light and power beyond which a timber gate leads to a stone driveway to rear.

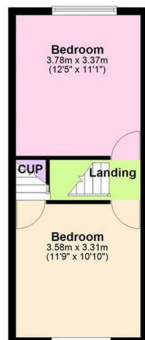




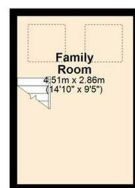
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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