

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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25 THIRLmere ROAD, HINCKLEY, LE10 0PE

OFFERS OVER £240,000

Vastly improved and refurbished traditional bay fronted semi detached family home on a good sized plot. Sought after and convenient location within walking distance of the town centre, The Crescent, train and bus stations, Westfield Junior School, doctors, dentists, parks and with good access to the A5 and M69 Motorway. Immaculately presented, including new roof, white panelled interior doors, wooden/ ceramic tile flooring and feature contemporary fireplace.

Refitted kitchen and shower room, wired in smoke alarms and spotlights, outside wall insulation and gas central heating. UPVC SUDG windows and soffits and fascias. Spacious accommodation offers entrance hall, lounge and dining kitchen. 3 bedrooms with fitted wardrobes. Wide driveway and large well kept sunny rear garden including a brick built utility and boiler room. Shed and greenhouse. Viewing highly recommended, carpets and blinds included.



ACCOMMODATION

Red composite paneled front door with double glazing and outside lighting to

ENTRANCE HALLWAY

with single panelled radiator. Thermostat for central heating system, keypad for burglar alarm system and wired in smoke alarm. All power points and switches are brushed chrome. Stairway to first floor. white panelled door to

FRONT LOUNGE

12'4" x 15'5" (3.77 x 4.71)

with feature fireplace with wooden mantle above (black bio ethanol fire available by separate negotiation) and display shelves to side alcoves. Radiator with ornamental radiator cover and oak finished laminate wood strip flooring. Tv aerial point and white wooden panelled door to

DINING KITCHEN

15'4" x 10'11" (4.68 x 3.35)

with aubergine and cream gloss kitchen units including wall mounted, drawers and floor units. Single drainer stainless steel sink with mixer taps above. Walnut roll edge work surfaces and breakfast bar with inset ceramic four ring electric hob. Single fan assisted oven with grill beneath, tiled splash backs, appliance recess points and plumbing for dishwasher. Ceramic tile flooring, single paneled radiator, inset spotlights and under the stairs cupboard with fitted shelves, also housing meters. UPVC SUDG leading to rear garden with built in blinds.



FIRST FLOOR LANDING

with white spindle balustrades, wired in smoke alarm and loft access with extending timber ladder leading to

HOBBY ROOM/LOFT ROOM

fully boarded with velux window. Power points. Freestanding units with draws and shelves. White panelled door leading to

FRONT BEDROOM ONE

15'7" x 9'7" (4.75 x 2.94)

with a range of fitted wardrobes with integrated draws and a full length mirror. Double power point for a wall mounted tv and tv aerial point. Black single panelled radiator. Panelled door leading to



BEDROOM TWO

9'3" x 11'0" (2.84 x 3.37)

with wood paneling to one wall and single panel radiator. Panelled door to



BEDROOM THREE

5'10" x 7'10" (1.78 x 2.39)

including single paneled radiator and tv aerial point. Paneled door leading to



SHOWER ROOM

5'1" x 5'9" (1.56 x 1.77)

with white suite consisting of a fully ceramic tiled shower cubical with glazed shower door and rain shower. Vanity sink unit with gloss and white drawers underneath, cream heated towel rail and low level WC. Inset ceiling spotlights, extractor fan and grey ceramic tile flooring.



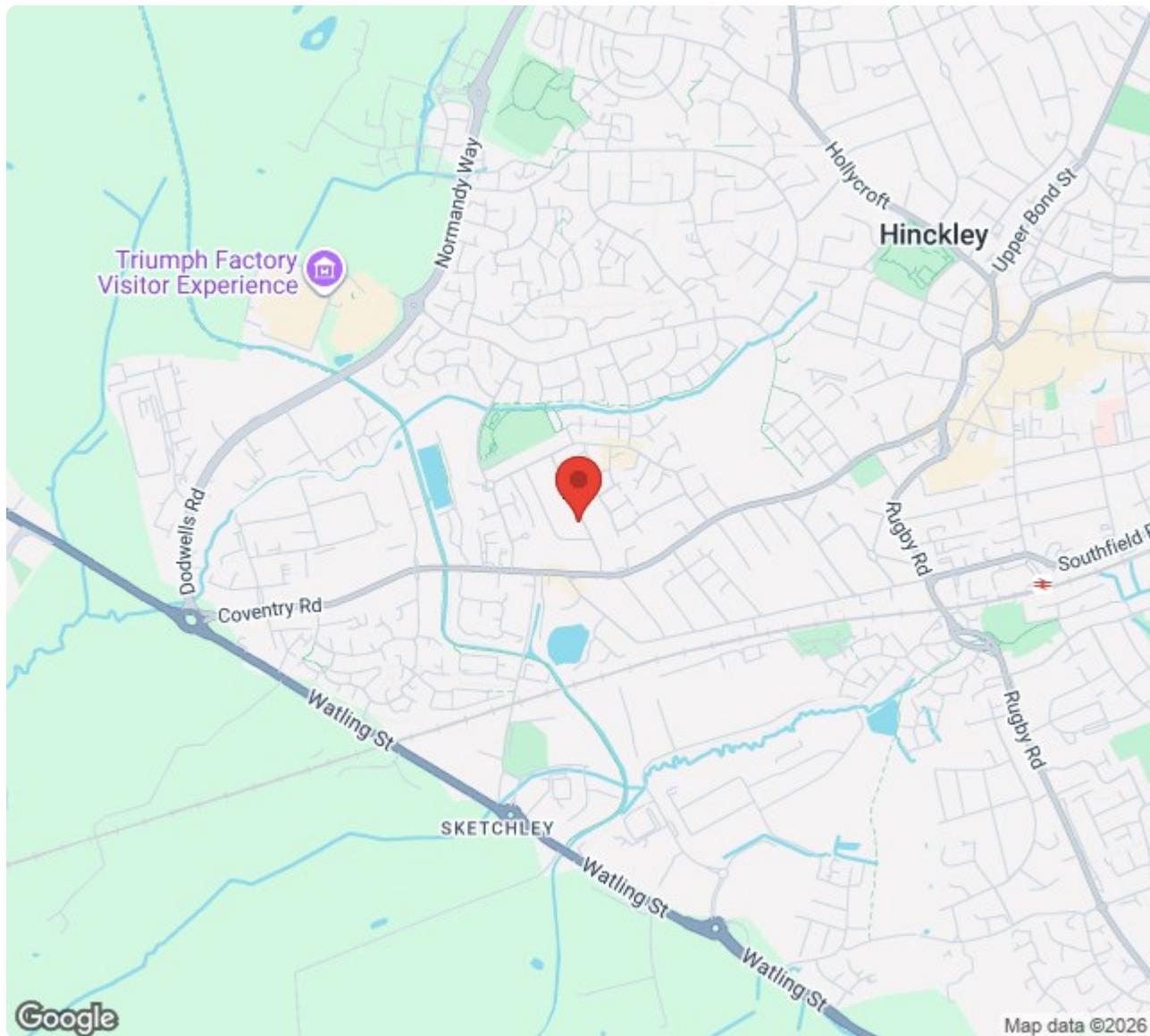
OUTSIDE

including two fully bricked outhouses. Outhouse 1 contains the gas combination boiler with helving, electric points and lighting. Outhouse 2 contains plumbing for washing machine, shelving, electric power points and lighting.

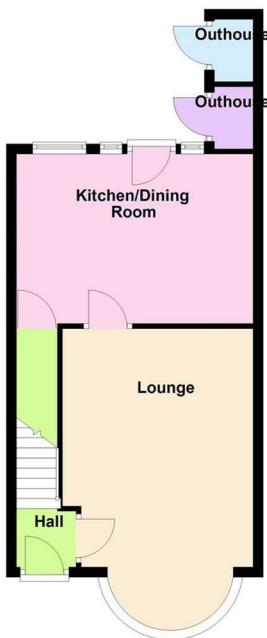
The property is set back from the road including a wide slabbed driveway. Slabbed pathway leading to the rear of the property through timber gate. to large fully fenced and enclosed rear garden. Timber decking patio adjacent to the rear of the property with balustrade edging and timber seating attached to the rear of the property. The rear garden is principally laid to lawn with beds and borders. Ornamental pond and a greenhouse on a timber decking base. Vegetable garden and raised beds and timber archway leading to storage area and large timber workshop. There's a further timber shed behind for extra storage. Outside tap and outside power points.



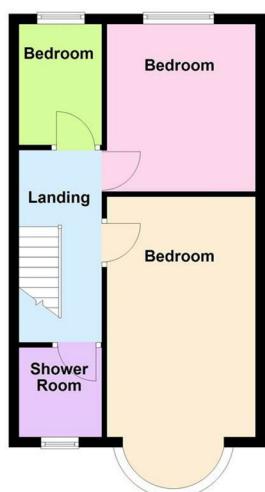




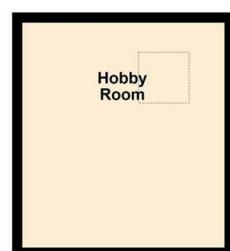
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(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 2002/81/EC

Environmental Impact (CO₂) 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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