



38 STRATHMORE ROAD, HINCKLEY, LE10 0LR

ASKING PRICE £250,000

No Chain. Immaculate and extended professionally modernised traditional bay fronted semi detached family home. Popular and convenient location within walking distance of Westfield Junior and Infant School, the town, The Crescent, train and bus stations, the Leisure Centre and with good access to major road links. Immaculately presented, the spacious property benefits from refitted kitchen with integrated appliances with island unit and bi-folding doors. White panelled interior doors, refitted bathroom, laminate wood strip flooring, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, dining kitchen, separate WC and utility room. Three bedrooms and bathroom. with shower. Wide driveway and good sized sunny rear garden. Viewing highly recommended. New carpets included.



TENURE

Freehold

Council Tax Band B

EPC Rating E

ACCOMMODATION

Attractive composite front door to the

ENTRANCE HALLWAY

With laminate wood strip flooring, double panelled radiator and stairway to first floor. Attractive white panelled interior door to

LOUNGE TO FRONT

12'3" x 15'0" into bay (3.74 x 4.59 into bay)

With double panelled radiator, bay window, archway through to



REFITTED EXTENDED DINING/KITCHEN TO REAR

19'2" x 9'10" (5.86 x 3.02)



KITCHEN AREA

With a fashionable range of floor standing cupboard units with roll edge working surfaces above, inset one and a half bowl black composite sink with mixer taps above, drainer and cupboard beneath. Further range of wall mounted cupboard units. Feature island unit with a new Lamona electric oven and grill with four ring electric hob above, integrated pull out bin and integrated fridge freezer, wired in head detector and tall fashionable radiator. There is also a breakfast bar.



DINING AREA

Bi-folding doors to the rear garden and Amtico flooring. There is also a skylight and inset ceiling spotlights.



SEPARATE WC

With low level WC, wash hand basin and chrome heated towel rail.



UTILITY ROOM

6'8" x 4'2" (2.04 x 1.28)

With Baxi gas boiler for the central heating, plumbing for automatic washing machine and archway to the under stairs storage cupboard housing the consumer unit as well as the electric meter with shelving.



FIRST FLOOR LANDING

With loft access. Attractive white panelled interior doors.

BEDROOM ONE TO FRONT

12'9" into bay x 9'10" (3.91 into bay x 3.02)

With double panelled radiator.



BEDROOM TWO TO REAR

10'11" x 9'3" (3.35 x 2.84)

With double panelled radiator.



BEDROOM THREE TO REAR

5'8" x 7'5" (1.73 x 2.28)

With double panelled radiator.



REFITTED BATHROOM

5'8" x 5'11" (1.75 x 1.82)

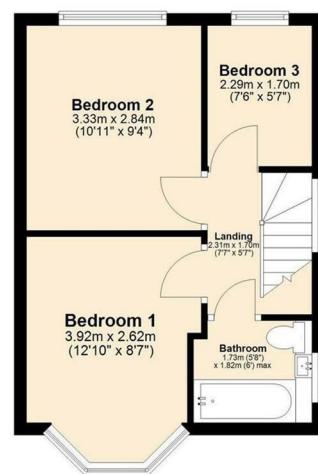
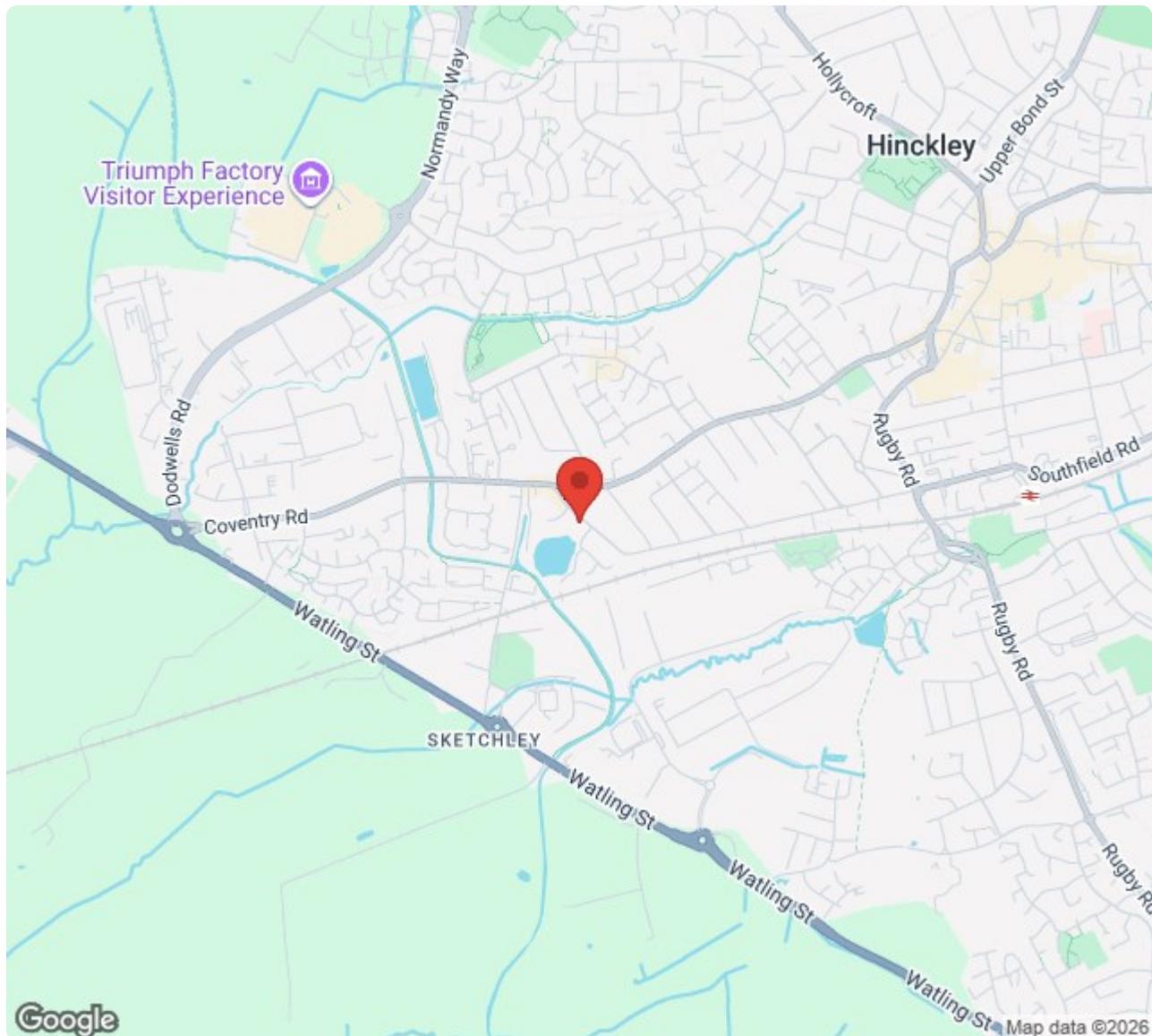
With white suite consisting panelled bath with mixer shower above including rainfall shower attachment with wall panelling, vanity sink unit and low level WC. Laminate wood strip flooring and chrome heated towel rail.



OUTSIDE

The property is set back from the road with a stone driveway to the front with slabbed pathway leading to the front door. To the rear of the property is the good sized fenced and enclosed rear garden adjacent to the rear of the property is a stoned area. A centre pathway leads towards the top of the garden with the remainder of the garden laid to lawn with well established and well stocked surrounding beds.





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			
EU Directive 2002/81/EC			
England & Wales			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)	A		
(81-91)	B		45
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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