

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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68 THIRLMERE ROAD, HINCKLEY, LE10 0PF

ASKING PRICE £190,000

No Chain. Attractive, traditional bay fronted semi detached family home on a large plot. Sought after and convenient location within walking distance of a parade of shops, post office, doctors surgery, Westfield junior school, the town centre, the Crescent, train and bus stations, Ashby canal and good access to major road links. In need of modernisation. Offers entrance hall, lounge, dining room and kitchen. Three bedrooms and bathroom. Wide driveway and large rear garden. Brick built WC and store. Contact agents to view.



TENURE

Freehold

Council Tax band B

ACCOMMODATION

Original wood panel and glazed door to

ENTRANCE HALLWAY

With stairway to the first floor, hardwood panel and glazed door leads to

LOUNGE TO FRONT

12'6" x 14'11" (3.83 x 4.56)

With feature fireplace incorporating a fitted gas fire. Hardwood and glazed door to



DINING ROOM TO REAR

10'5" x 11'0" (3.20 x 3.37)

With wall mounted gas fire, White wood panel and SUDG door leading to the rear garden.



KITCHEN TO REAR

4'11" x 10'0" (1.51 x 3.05)

With single drainer stainless steel sink unit, double cupboard beneath. Further floor standing five drawer unit, formica working surface above. Further wall mounted double cupboard, appliance recess points and gas cooker point. Further floor to ceiling storage cupboard, original wood panel door to useful under stairs storage cupboard/pantry with fitted shelving and the original thrawl, also housing the gas and electric meters. Wood panel and SUDG to the side of the property.



FIRST FLOOR LANDING

With original wood panelled interior doors to

BEDROOM ONE TO FRONT

15'6" x 9'7" (4.73 x 2.93)



BEDROOM TWO TO REAR

9'5" x 11'0" (2.89 x 3.37)

With built in triple wardrobe, cupboards above. Further wall mounted storage cupboards and display shelving.



BEDROOM THREE TO REAR

5'8" x 8'0" (1.74 x 2.46)

With built in bed and shelving.



BATHROOM TO FRONT

5'6" x 7'10" max (1.68 x 2.40 max)

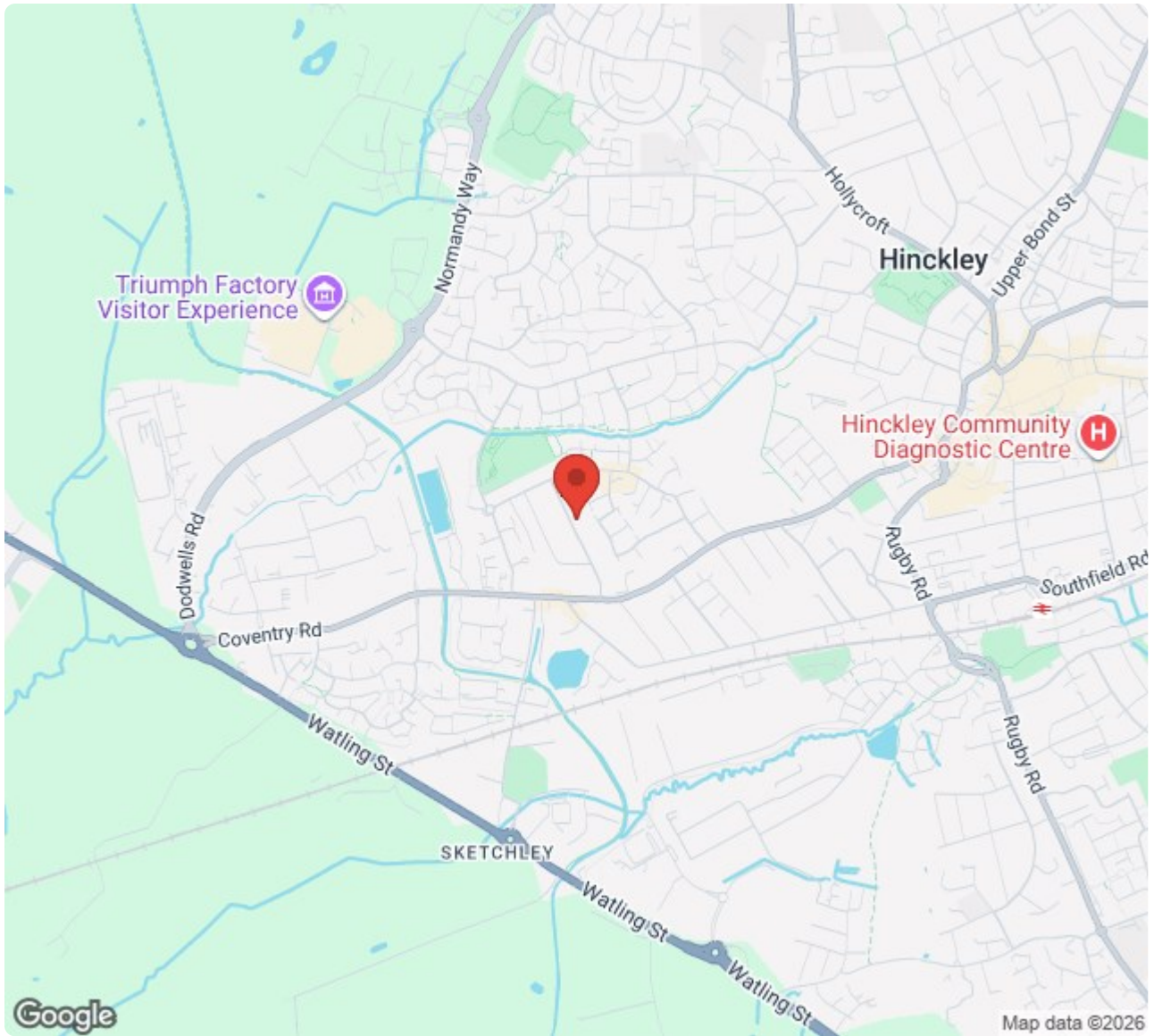
With white suite consisting panelled bath, pedestal wash hand basin and low level WC, contrasting tiled surrounds, further built in storage cupboards, one housing the cylinder fitted immersion heater for domestic hot water, loft access.



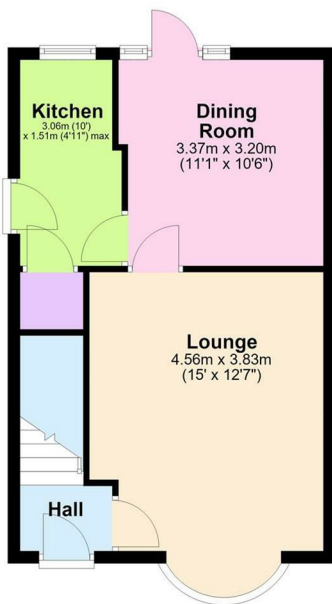
OUTSIDE

The property is set back from the road having a wide slabbed driveway to front with surrounding bed to side, a timber gate and slabbed pathway lead down the side of the property to the large fully fenced and enclosed rear garden which has a deep full width slabbed patio adjacent to the rear of the property edged by a low brick retaining wall. attached to the rear of the house is a store with fitted shelving a and a brick built WC with quarry tiled flooring, beyond which the garden is principally laid to lawn with a further slabbed patio to the top of the garden and a timber shed.

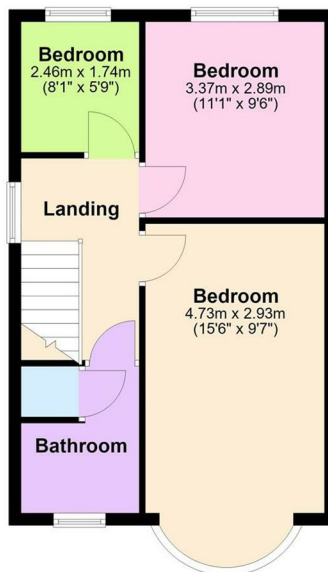




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	25	
(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		



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