

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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125 STANLEY ROAD, HINCKLEY, LE10 0HR

£245,000

Attractive traditional bay fronted semi detached family home on a good size plot. Sought after and convenient non estate location within walking distance of the town, The Crescent, local schools, Hollycroft Park, bus and train stations and with good access to major road links. Well presented and much improved including white panelled interior doors, tiled flooring, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge and dining kitchen. Three bedrooms and bathroom with shower. Driveway to front and good sized rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

UPVC SUDG door to

ENTRANCE HALLWAY

With single panelled radiator, timber and glazed door to

LOUNGE

11'10" x 16'9" into bay (3.61 x 5.13 into bay)

With two double panelled radiators with TV aerial point, feature fireplace with timber mantle and marble backing and hearth incorporating a wooden and glazed door to



KITCHEN/DINING ROOM

13'11" x 10'10" (4.26 x 3.31)

With tiled flooring, fashionable upstanding white radiator, inset ceiling spotlights, range of floor standing gloss grey kitchen cupboard units with marble effect worktop. Built in Zanussi oven, Zanussi four ring hob, extractor above. One and a half stainless steel drainer sink with chrome mixer tap. Further matching range of wall cupboard units, one housing the Worcester combination boiler for gas central heating and hot water. Timber and glazed door to back garden. Panelled door to under stairs storage cupboard housing the circuit board, gas and electric meter. Stairs to



FIRST FLOOR LANDING

With loft access, single panelled radiator. Panelled door to

FRONT BEDROOM ONE

9'5" x 14'3" into bay (2.89 x 4.35 into bay)

With single panelled radiator, panelled door to



REAR BEDROOM TWO

8'11" x 10'5" (2.73 x 3.19)

With single panelled radiator, panelled door to



REAR BEDROOM THREE

5'11" x 6'7" (1.82 x 2.02)

With single panelled radiator, panelled door to



FAMILY BATHROOM

5'3" x 6'5" (1.62 x 1.96)

With tiled flooring, three piece suite consisting of vanity low level WV, vanity sink unit with storage below, chrome mixer taps above, panelled bath with chrome mixer tap with bar shower and hand held attachment above. Tiled surrounds, inset ceiling spotlights. Extractor fan and chrome towel heater, mirror fronted storage cupboard.

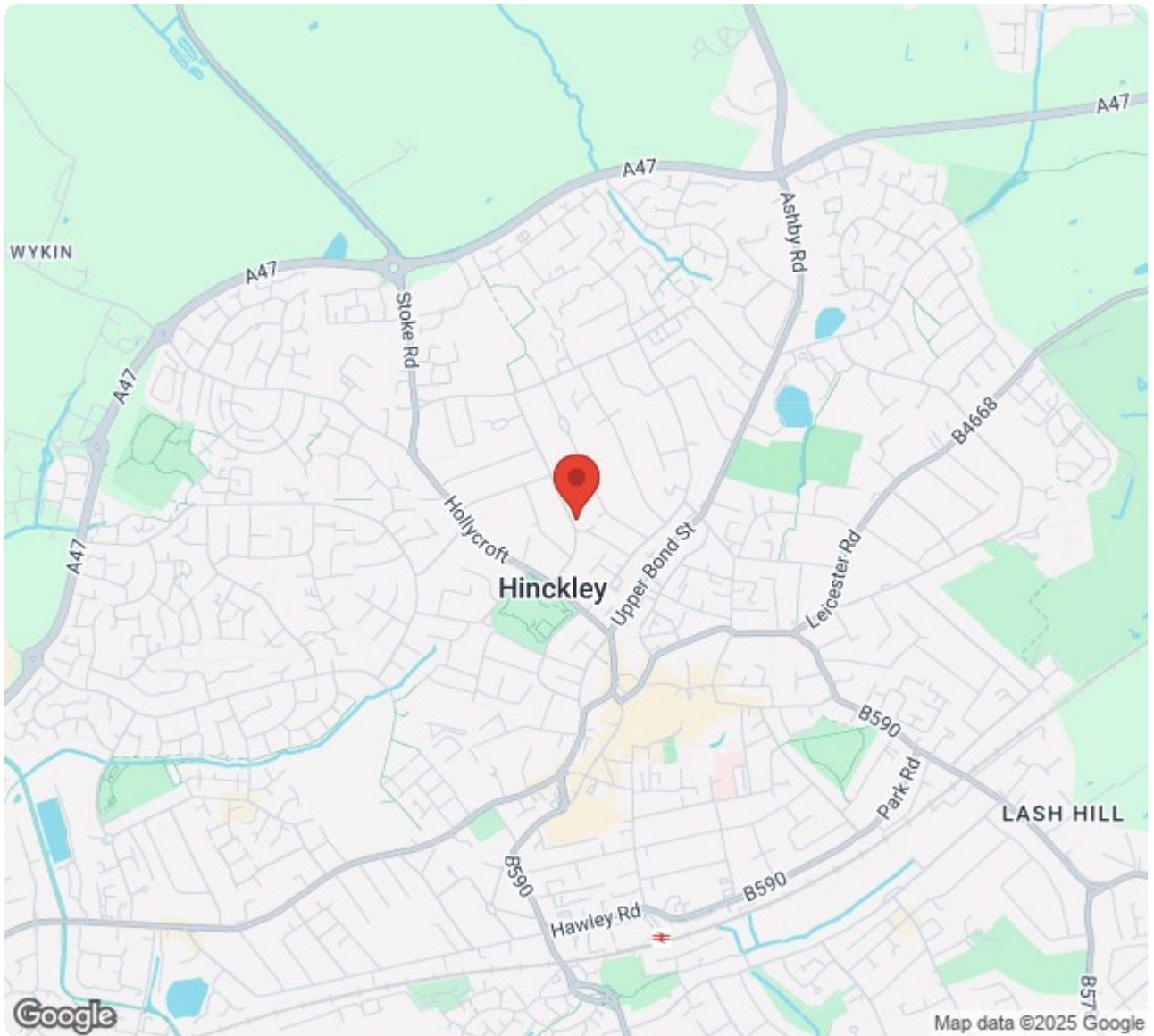


OUTSIDE

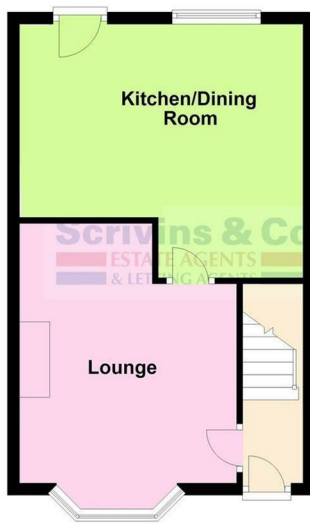
The property to front is well set back from the road with a block paved driveway, parking for 2 cars, area of decorative stone and mature shrubs. outside lighting. A pedestrian gate to side leads to the rear where there is a concrete slabbed patio adjacent to the rear of the house, a retaining wall beyond which is a lawn, the garden is predominantly laid to lawn, fenced and enclosed. There is also two timber sheds, a tap and outside light.







Ground Floor
Approx. 384.9 sq. feet



First Floor
Approx. 336.5 sq. feet



Total area: approx. 721.5 sq. feet

Not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		57
(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		



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