

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



### 56 THE RIDGEWAY, HINCKLEY, LE10 2NR

**£375,000**

Fully refurbished & modernised detached family home on a good sized plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, bus service, parks, the village centre and easy access to the A5 and M69 motorway. Immaculately presented with a range of good quality fixtures and fittings including modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffit and fascias, panelled interior doors, fashionable wall panelling. Spacious accommodation offers entrance hall, separate WC, lounge, Kitchen diner, utility & office. Three good sized bedrooms and bathroom. Driveway to front and good sized rear garden. Viewing recommended.





## TENURE

Freehold

Council Tax Band D

## ACCOMMODATION

Canopy porch to barn style timber front door to

## ENTRANCE HALLWAY

12'4" x 12'0" (3.77 x 3.68)

With fashionable wall panelling, tiled flooring, Worcester heating thermostat, smoke alarm, column radiator. Double doors to under stairs storage cupboard with Worcester Gas Combination boiler for domestic hot water and gas central heating. Spindle balustrade staircase to first floor landing with decorative wall panelling, Panel doors to



## WC

3'2" x 4'2" (0.98 x 1.279)

With tiled flooring, fashionable wall panelling, vanity wash hand basin with storage beneath, chrome mixer tap, column radiator, low level WC.



## UTILITY

7'3" x 6'11" (2.22 x 2.13)

With column radiator, inset spotlights, wall mounted fuse board, wall panelling, floor standing kitchen cupboard units, solid wood working surface with plumbing for washing machine, recess for dryer, wall mounted thermostat, stable door for side access, sliding door to



## OFFICE

8'3" x 8'0" (2.54 x 2.45)

With column radiator, wall panelling, feature exposed brick wall, tiled floor, inset spotlights, door to



## LOUNGE

10'9" x 19'8" (3.28 x 6.00)

With wall panelling, column radiator, inset spotlights, smoke alarm, bay window to front with a feature fireplace incorporating an electric fire, wall mounted sockets for plasma television, archway to



## KITCHEN DINER

17'1" x 10'4" (5.23 x 3.16)

With tiled flooring, inset spotlights, column radiator, a range of floor standing kitchen cupboard units with brush chrome handles with a compact laminate marble effect working surface. Belfast style sink with brush chrome mixer tap, built in Beko oven with two ring hob above, extractor fan, built in Beko dishwasher. UPVC SUDG doors to rear garden



## FIRST FLOOR LANDING

With decorative wall panelling, smoke alarm, loft access, door to

## BEDROOM ONE

8'10" x 15'8" (2.70 x 4.80)

With single panel radiator, storage in the eaves.



## BEDROOM TWO TO REAR

9'4" x 10'4" (2.86 x 3.17)

With column radiator, wall panelling.



### BEDROOM THREE TO REAR

7'11" x 10'3" (2.42 x 3.14)

With wall panelling, column radiator.



### FAMILY BATHROOM

6'8" x 8'11" (2.05 x 2.73)

With wood effect herringbone LVT flooring, freestanding bath with chrome mixer tap, bar shower with hand attachment above, low level WC. Fashionable towel heater, large vanity wash hand basin with storage beneath, chrome mixer tap above, LED mirror, tiled surrounds.



### OVER STAIRS STORAGE ROOM

7'6" x 7'1" (2.30 x 2.16)

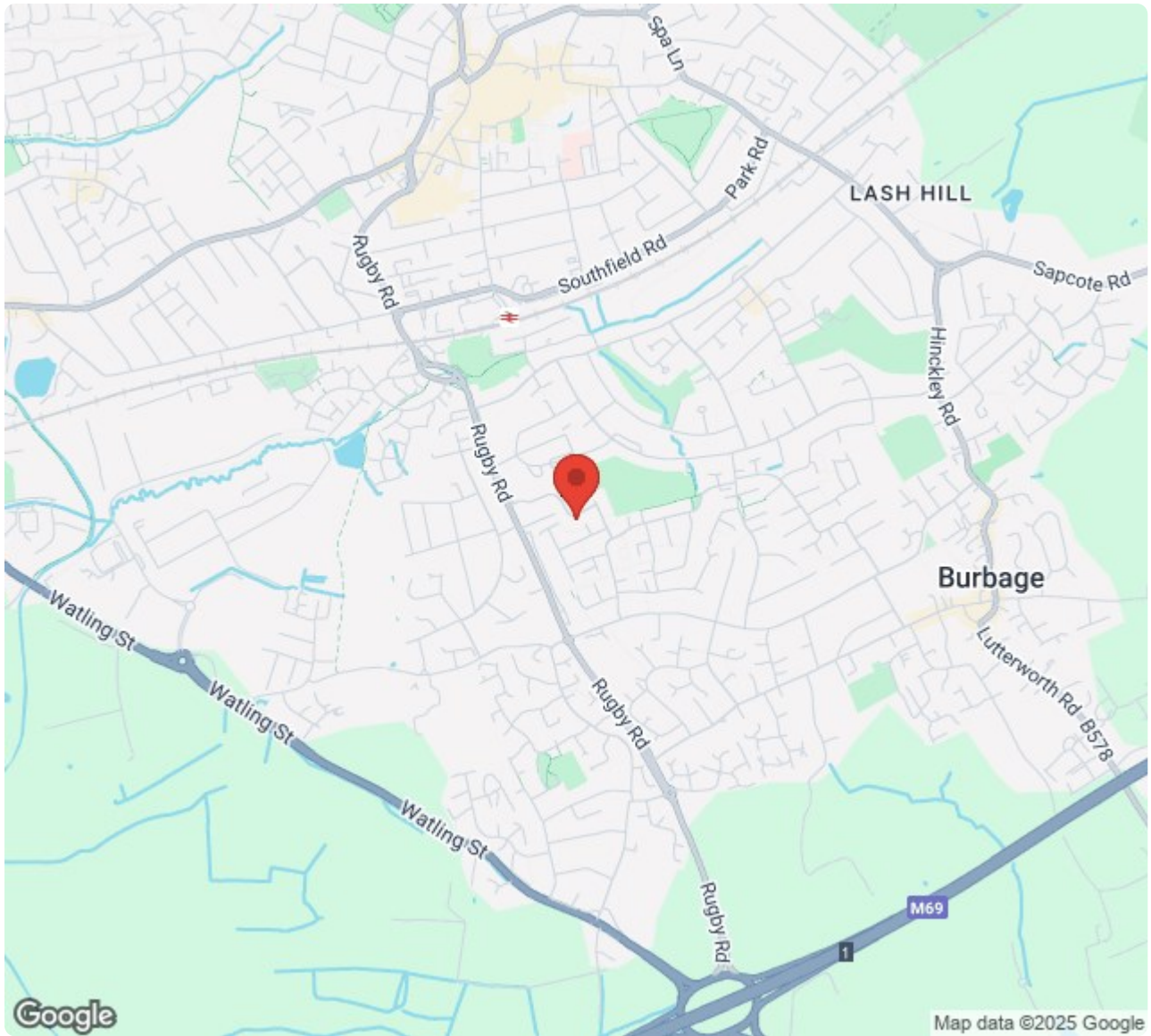
With lighting.

### OUTSIDE

The property is well set back from the road behind double timber gates, driveway is laid to decorative stone, fenced and enclosed with parking for for ample cars, EV Charger, with pedestrian access left and right to the garden. To rear is a limestone patio adjacent to the back of the house. The garden is fenced and enclosed, further area of decorative stone beyond a brick retaining wall with raised sleeper beds, outside tap and lighting.







Total area: approx. 120.2 sq. metres (1293.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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