

Scrivins & Co

ESTATE AGENTS & LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 890480 Email: sales@scrivins.co.uk
www.scrivins.co.uk



47 GLEBE ROAD, HINCKLEY, LE10 1HF

OFFERS OVER £240,000

Extended traditional bay fronted semi detached family home of character on a large plot. Sought after and convenient location within walking distance of the town centre, the Crescent, schools, Burbage woods, Leisure Centre, doctors, dentist, train and bus stations, and good access to major road links. Well presented and much improved including panelled interior doors, pine balustrades, feature open fireplaces, refitted kitchen, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, lounge dining room, breakfast kitchen, utility area and study/ family room. Three bedrooms (two with fitted wardrobes) and bathroom with shower. Wide driveway. Good sized rear garden with two sheds.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC SUDG front door to

ENTRANCE HALLWAY

with double panelled radiator. Keypad for burglar alarm system. Stairway to first floor with pine spindle balustrades. Door to

SEPARATE WC

with white low level WC. Wall mounted sink unit. Tiled splashbacks. One wall light. Fitted meter cupboard. Attractive pine and etched glazed door leads to

FRONT LOUNGE

11'10" x 13'1" (3.62 x 4.01)

with feature open brick fireplace with raised quarry tiled hearth and mantle. Radiator. TV and telephone point.

EXTENDED FITTED BREAKFAST KITCHEN TO REAR

14'11" x 8'0" (4.57 x 2.46)

with a range of beech finish fitted kitchen units consisting inset 1 and a half bowl single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Matching range of floor mounted cupboard units and drawers. Contrasting roll edge working surfaces with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill. Stainless steel chimney extractor hood. Tiled splashbacks. Further matching range of wall mounted cupboard units, including one double display unit with glazed doors. Matching breakfast bar. Concealed lighting over the working surfaces. Integrated fridge freezer. Appliance recess points. Plumbing for automatic washing machine, dishwasher and venting for a tumble dryer. Ceramic tiled flooring. Radiator. Inset ceiling spotlights. Feature archway to



UTILITY AREA TO REAR

8'7" x 3'5" (2.62 x 1.05)

with ceramic tiled flooring. Single panelled radiator. One wall light. Vaulted ceiling with two inset double glazed Velux windows. UPVC SUDG door to rear garden.

EXTENDED OPEN PLAN LOUNGE DINING ROOM TO REAR

19'1" x 10'9" (5.83 x 3.30)

with feature open brick fireplace with raised quarry tiled hearth. Hardwood mantle. Arch topped alcove to side. Single panelled radiator. TV aerial point, including Virgin Media. Door to



STUDY/ FAMILY ROOM TO REAR

8'7" x 7'9" (2.62 x 2.38)

with single panelled radiator.



FIRST FLOOR LANDING

with pine spindle balustrades. Loft access.

FRONT BEDROOM ONE

13'4" x 11'11" (4.07 x 3.64)

with two built in wardrobes in cream. Radiator.



BEDROOM TWO TO REAR

13'2" x 10'10" (4.03 x 3.32)

with a range of fitted bedroom furniture in cream consisting four double wardrobe units to the full width of one wall. Further matching dressing table with 6 drawers beneath. Radiator.



BEDROOM THREE TO REAR

6'11" x 9'0" (2.13 x 2.75)

with radiator. Door to airing cupboard housing the wall mounted gas boiler for central heating and domestic hot water with digital programmer and a lagged copper cylinder fitted immersion heater for supplementary domestic hot water.



BATHROOM TO FRONT

7'10" x 5'11" (2.40 x 1.82)

with panelled bath, mixer tap, shower attachment above and glazed shower screen to side. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. Radiator. Extractor fan.



OUTSIDE

the property is set back from the road having a full width stone driveway to front offering ample car parking. Wrought iron gates and slabbed pathway lead down to side of the property where there is an outside tap to the large full fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding beds. Two timber sheds.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 2002/91/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		
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