

Scrivins & Co

Sales & Lettings

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24 DE MONTFORT ROAD, HINCKLEY, LE10 1LQ

ASKING PRICE £539,000

NO CHAIN. A delightful individual 5 bedroomed 3 storey traditional bay fronted detached family home of character on a large plot with open views to rear. Sought after and convenient location within walking distance of local schools, the Town, the Crescent, train and bus stations, Leisure Centre, doctors, dentist, Golf Club and good access to major road links. Immaculately presented and refurbished including panelled interior doors, hardwood flooring, spindle balustrades, stained glass window, feature fireplaces, luxury refitted kitchen, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, separate WC, lounge, dining room and breakfast kitchen. 5 double bedrooms, gallery landing/ study area ideal for home working, and family bathroom. Wide driveway to garage. Large well kept sunny rear garden. Viewing highly recommended. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold

ACCOMMODATION

Open pitch and tiled canopy porch with quarry tiled flooring and outside lighting. Attractive black composite panelled and SUDG front door to

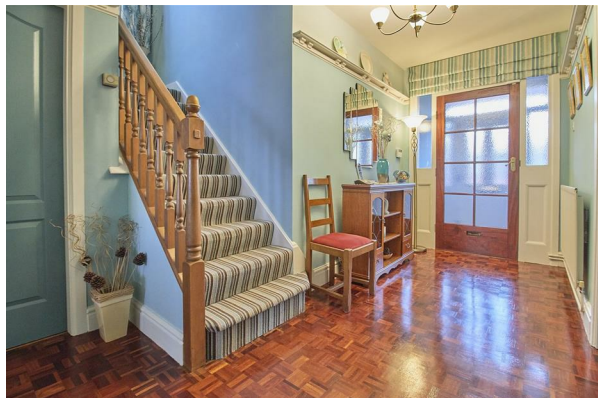
ENTRANCE PORCH

with quarry tiled flooring. Further hardwood and glazed door to

SPACIOUS ENTRANCE HALLWAY

13'7" x 8'6" (4.15 x 2.6)

with original parquet flooring and Delft rails. Single panelled radiator. Keypad for burglar alarm system. Telephone point. Thermostat for central heating system. Doorbell chime. Stairway to first floor with stained hardwood spindle balustrades. Attractive 2 panelled internal fire doors to



SEPARATE WC

with white suite consisting low level WC with surrounding gloss white storage cupboard. Pedestal wash hand basin. Contrasting fully tiled surrounds including the flooring. Radiator. Shaver point. Overhead spotlight. Useful under stairs storage cupboard.

FRONT LOUNGE

12'4" x 17'5" (into bay) (3.78 x 5.33 (into bay))

with feature open fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a living flame coal effect electric fire. Gas point. Double and single panelled radiators. Coving to ceiling. Made to measure shutters in the window. TV aerial point. Concealed wiring for a surround sound system. Original oak strip flooring. White wood panelled and glazed double doors lead to



REAR DINING ROOM

15'11" x 12'4" (4.86 x 3.78)

with feature open fireplace having ornamental white wooden surrounds, raised marble hearth and backing. Original oak strip flooring. Coving to ceiling. Double panelled radiator. UPVC SUDG French doors to rear garden.



REFITTED BREAKFAST KITCHEN TO REAR

14'5" x 13'8" (into bay) (4.40 x 4.19 (into bay))

Refitted by The Furniture Store, Hinckley, in a walnut finish with soft closing doors consisting inset Corian 1 and a half bowl single drainer sink unit with chrome mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting Corian working surfaces above with inset 5 ring gas hob unit. Stainless steel chimney extractor hood above. Matching Corian upstands. Tiled splashbacks. Further matching range of wall mounted cupboard units and one double tall larder unit. Further integrated appliances include a fridge freezer, dishwasher, plumbing for automatic washing machine. Matching central island unit with solid oak working surfaces and breakfast bar above, cupboards and drawers beneath, wicker baskets, pull up 3 plug power point with USB points and two matching chairs included. Ceramic tiled flooring. Inset ceiling spotlights. Concealed lighting over the working surfaces. One double display unit with concealed lighting and book shelving. Double panelled radiator. Made to measure walnut blinds in the bay window and side window. UPVC SUDG door to rear garden.



FIRST FLOOR LANDING

with original feature stained glass window renovated in SUDG units with hardwood stained spindle balustrades. Radiator. Wired in smoke alarm. Stairway to second floor.



BEDROOM ONE TO REAR

15'11" x 12'0" (4.87 x 3.68)

with a range of fitted bedroom furniture from The Furniture Store, Hinckley, in light oak consisting two double, two single and one corner wardrobe units incorporating hanging rails, shelving and pull down hanging rail. Two matching bedside cabinets and bridge of cupboards above the bedhead. Further matching dressing table with 7 drawers beneath, mirror and light above. Further chest of drawers. Glass display shelving. Inset ceiling spotlights. Double panelled radiator.



BEDROOM TWO TO FRONT

12'5" x 14'0" (3.79 x 4.29)

with double panelled radiator.



BEDROOM THREE TO FRONT

14'6" x 11'1" (4.42 x 3.38)

with single panelled radiator.



BEDROOM FOUR TO REAR

7'11" x 10'9" (2.42 x 3.30)

with single panelled radiator.



FAMILY BATHROOM

6'3" x 11'7" (1.91 x 3.54)

with double ended panelled bath, electric shower unit above and glazed shower screen to side. Vanity sink unit with double cupboard beneath. Illuminated de-misting mirror above. Low level WC. Contrasting fully tiled surrounds, including the flooring. Heated towel rail. Inset ceiling spotlight. Airing cupboard housing the gas condensing boiler for central heating and domestic hot water, the factory lagged cylinder for domestic hot water and digital programmer for central heating and domestic hot water. Shaver point.



SECOND FLOOR GALLERY LANDING/ STUDY

14'5" x 10'11" (4.40 x 3.34)

Ideal for home working. With stained spindle hardwood balustrades. Radiator. Wired in smoke alarm. Double glazed Velux window with built in blinds. Door into the eaves offering further boarded storage space with lighting and loft access. Useful space for potential home gym or study.



BEDROOM FIVE CURRENTLY USED AS STUDY/OFFICE

12'5" x 12'5" (3.79 x 3.79)

with fitted book shelving. Double panelled radiator. Double glazed Velux window with built in blind. Door into the eaves offering further boarded storage space with lighting.



OUTSIDE

the property is set back from the road screened behind a low brick retaining wall. There is a full width block paved driveway to front offering ample car parking for 4 cars leading to the single integral garage (2.52 x 4.66) with black up and over door to front, UPVC SUDG window and door to side, light, power, fitted shelving and houses the gas and electric meters. A timber gate and slabbed pathway leads down the right hand side of the property where there is an outside tap and light. There is a large fully fenced and enclosed rear garden which overlooks school playing fields to rear. There is a full width flagstone patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. To the top of the garden there is a timber shed. Tiled pitched roof over the kitchen bay extending to a storm porch over the rear door, with spotlights.





Total area: approx. 209.2 sq. metres (2251.3 sq. feet)
 Not to scale
 Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B		66	
(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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Not environmentally friendly - higher CO ₂ emissions			
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