

# Scrivins & Co

## ESTATE AGENTS & LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**34 HIGHFIELDS ROAD, HINCKLEY, LE10 1UU**

**ASKING PRICE £180,000**

Immaculately presented and refurbished traditional bay fronted villa terraced house of character. Sought after and highly convenient tree lined road within walking distance of the town, The Crescent, Leisure Centre, local schools, Queens Park, bus/train stations, Doctors surgery and with good access to major road links. Benefits include white panelled interior doors, coving, feature Victorian open fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room and kitchen. 3 bedrooms and bathroom with shower. Front and long private rear garden with brick built utility room/WC. Viewing highly recommended. New grey carpets included



**TENURE**  
FREEHOLD

**ACCOMMODATION**

Attractive UPVC SUDG front door to

**FRONT LOUNGE**

13'1" x 11'7" (4.00 x 3.55)

with feature Victorian open fireplace having ornamental white wooden surrounds. Black ornamental cast iron fireplace with floral tiles and slate hearth. Fitted meter cupboard to side alcove. Built in window seat with storage cupboard beneath. Double panelled radiator. Original coving to ceiling. Two matching wall lights.

**INNER LOBBY**

with grey oak strip flooring. Door to useful understairs storage cupboard

**REAR DINING ROOM**

13'1" x 12'2" (3.99 x 3.73)

with wall mounted living flame coal effect electric fire. Grey oak strip flooring. Double panelled radiator. Thermostat for central heating system. Original coving to ceiling. Stairway to first floor

**FITTED KITCHEN TO REAR**

7'8" x 18'0" max (2.34 x 5.50 max)

with a range of medium oak fitted kitchen units consisting inset 1.1/2 bowl single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting black roll edged working surfaces above. Tiled splashbacks. Further matching range of wall mounted cupboard units including one display unit with glazed door. Cupboard concealing the gas boiler with digital programmer for central heating and domestic hot water. Stoves stainless steel Range cooker included with a seven ring gas hob unit, two ovens and a grill beneath. Matching Stoves stainless steel chimney extractor above. Appliance recess points. Ceramic tiled flooring. Double panelled radiator. Coving to ceiling. UPVC SUDG door to outside

**FIRST FLOOR LANDING**

with single panelled radiator. Loft access. Wired in smoke alarm. Attractive white panelled interior door to

**FRONT BEDROOM ONE**

13'1" x 11'2" (3.99 x 3.41)

with double panelled radiator. Built in double wardrobe over the stairs



**BEDROOM TWO TO REAR**

10'0" x 12'2" (3.07 x 3.71)

with built in double wardrobe over the stairs. Radiator





### **BEDROOM THREE TO REAR**

7'9" x 9'10" (2.38 x 3.00)

with single panelled radiator. Door to airing cupboard housing the lagged copper cylinder and fitted immersion heater for supplementary domestic hot water



### **BATHROOM**

4'9" x 7'6" (1.46 x 2.31)

with white suite consisting panelled bath with electric shower unit above. Glazed shower screen to side. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Double panelled radiator. Oak finish flooring



### **OUTSIDE**

The property is set back from the road, screened behind a low brick retaining wall with a paved front forecourt. There is a shared pedestrian access leading through a wrought iron gate to the private fenced and enclosed rear garden which has a slabbed rear yard adjacent to the rear of the property. Further slabbed patio. Beyond this the garden is principally laid to lawn. Outside tap and light. Attached to the rear of the house is a



### **BRICK BUILT UTILITY ROOM/WC**

6'8" x 6'1" (2.05 x 1.86)

with low level WC. Plumbing for automatic washing machine



**Ground Floor**  
Approx. 48.6 sq. metres (522.8 sq. feet)



**First Floor**  
Approx. 47.9 sq. metres (515.3 sq. feet)



Total area: approx. 96.4 sq. metres (1038.1 sq. feet)

Not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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		
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