

Scrivins & Co

ESTATE AGENTS & LETTING AGENTS

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22 OBAN ROAD, HINCKLEY, LE10 0LL

£220,000

Attractive traditional bay fronted detached family home on a good sized corner plot. Popular and convenient cul de sac location within walking distance of Westfield Junior School, the town, The Crescent, train and bus stations and with good access to major road links. Immaculately presented and refurbished including white panelled interior doors, feature contemporary fireplace, refitted kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, through lounge dining room, UPVC SUDG conservatory and kitchen. 3 bedrooms and shower room. Wide driveway to large detached garage. Front and large rear garden with brick built WC and utility room, shed and greenhouse. Viewing recommended. Carpets included



TENURE
FREEHOLD

ACCOMMODATION

Attractive composite panelled SUDG and leaded front door to

ENTRANCE HALLWAY

with double panelled radiator. Thermostat for central heating system. Stairway to first floor. Attractive white two panelled interior door to

THROUGH LOUNGE DINING ROOM

12'4" x 25'3" (3.77 x 7.71)

LOUNGE AREA TO FRONT

with feature contemporary marble fireplace incorporating a living flame coal effect gas fire. Fitted display shelving to side alcoves. Double panelled radiator. Coving to ceiling. TV and telephone points. Feature archway to



REAR DINING AREA

with double panelled radiator. Coving to ceiling. SUDG sliding patio doors to



UPVC SUDG CONSERVATORY

9'5" x 9'4" (2.88 x 2.86)

with ceramic tiled flooring. Light and power. UPVC SUDG French door to rear garden



FITTED KITCHEN TO REAR

7'9" x 9'10" (2.38 x 3.01)

with a range of cream fitted kitchen units consisting inset black single drainer resin sink unit with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting walnut finish roll edged working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Integrated extractor above. Tiled splashbacks. Further matching wall mounted cupboard units, one concealing the gas combination boiler with digital programmer for central heating and domestic hot water. One tall larder unit. Appliance recess points. Plumbing for automatic washing machine. Door to useful understairs storage cupboard housing the electric meters and double power point.

FIRST FLOOR LANDING

with white spindle balustrades. Built in double storage cupboard. Loft access having an extending aluminium ladder. The loft is boarded and has lighting

FRONT BEDROOM ONE

9'10" x 13'8" (3.02 x 4.19)

with a range of Hammonds fitted chest of drawers in gloss white. Radiator. Power point and TV aerial point for a wall mounted flat screen TV. Coving to ceiling



BEDROOM TWO TO REAR

10'11" x 9'7" max (3.35 x 2.94 max)

with double panelled radiator. Coving to ceiling



BEDROOM THREE TO REAR

7'8" x 7'8" (2.36 x 2.36)

with double panelled radiator



REFITTED SHOWER ROOM TO REAR

5'1" x 5'6" (1.56 x 1.70)

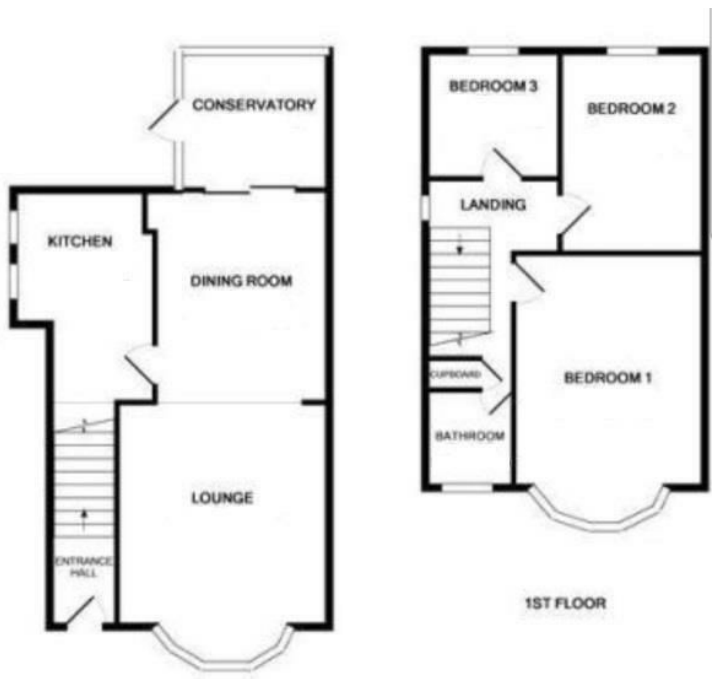
with white suite consisting fully tiled quadrant corner shower cubicle. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Contrasting fully tiled surrounds including the flooring. Chrome heated towel rail. Extractor fan. Wall mounted double fronted mirrored bathroom cabinet included



OUTSIDE

The property is nicely situated at the head of a cul de sac on a large corner plot, set back from the road, screened behind ornamental wrought iron railings. There is a wide tarmacadam stoned driveway leading to a large detached sectional concrete garage 16 ft x 16 ft with an electric roller shutter door to front, side pedestrian door and window. It also has light and power. A stoned driveway and pathway lead to the large fully fenced and enclosed rear garden which has a full width stoned, slabbed and timber decked patio adjacent to the rear of the property with a surrounding retaining wall and raised beds. Beyond this the garden is principally laid to lawn with surrounding beds and borders. To the top of the garden is an aluminium greenhouse and a timber shed. Attached to the rear of the house is a brick built utility room with separate WC. Outside tap





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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Not environmentally friendly - higher CO ₂ emissions		
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