

Scrivins & Co

ESTATE AGENTS & LETTING AGENTS

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34 THIRLMERE ROAD, HINCKLEY, LE10 0PF

ASKING PRICE £190,000

Extended and refurbished traditional bay fronted semi detached family home. Sought after and convenient location within walking distance of Westfield Junior School, the town, The Crescent, train and bus stations, Ashby Canal and with easy access to the A5 and M69 motorway. Well presented including white panelled interior doors, feature fireplace, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, through lounge dining room, extended kitchen, rear lobby and separate WC. 3 bedrooms and bathroom with shower. Wide driveway and large rear garden with metal shed. Viewing recommended. Carpets, cooker and dishwasher included



TENURE
FREEHOLD

ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

ENTRANCE HALLWAY

with stairway to first floor. Attractive white six panelled interior door to

THROUGH LOUNGE DINING ROOM

26'10" x 15'5" max (8.19 x 4.72 max)

LOUNGE AREA TO FRONT

with TV aerial point. Double panelled radiator. Two matching wall lights. Feature timber archway to

REAR DINING AREA

with feature inglenook style fireplace in brick incorporating a living flame coal effect electric fire. Storage cupboard and display shelving to side alcove with beam over. Double panelled radiator. Useful understairs storage cupboard housing the meters.



EXTENDED FITTED KITCHEN TO REAR

11'4" x 8'10" (3.46 x 2.70)

with a fashionable range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above and double base unit beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting roll edged working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units including two display units with glazed doors. One cupboard conceals the gas boiler with digital programmer for central heating and domestic hot water. Appliance recess points. Plumbing for automatic washing machine. Dishwasher and cooker included. Ceramic tiled flooring. Door to



REAR LOBBY

with ceramic tiled flooring. Radiator. UPVC SUDG door to outside. Door to

SEPARATE WC

with white suite consisting pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring

FIRST FLOOR LANDING

with thermostat for central heating system. White spindle balustrades. Loft access with extending aluminium ladder. The loft is partially boarded and has lighting and houses the cylinder for domestic hot water

FRONT BEDROOM ONE

9'11" x 15'8" (3.03 x 4.80)

with double panelled radiator.



BEDROOM TWO TO REAR

9'5" x 11'0" (2.89 x 3.37)

with single panelled radiator.



BEDROOM THREE TO REAR

5'8" x 7'8" (1.75 x 2.36)

with single panelled radiator



BATHROOM TO FRONT

5'6" x 5'6" (1.69 x 1.69)


with white suite consisting panelled bath with electric shower unit above. Pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds. Chrome heated towel rail.



OUTSIDE

The property is set back from the road, having a full width tarmacadam driveway to front. A timber gate and block paved pathway leads down the side of the property to the large fully 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. Metal shed to the top of the garden. Outside light



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 <small>EU Directive 2002/91/EC</small> 		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small> 