

Scrivins & Co

ESTATE AGENTS & LETTING AGENTS

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71 STRATHMORE ROAD, HINCKLEY, LE10 0LW

OFFERS OVER £180,000

Extended and refurbished, traditional bay fronted semi detached family home. Sought after and convenient location within walking distance of Westfield Junior School, town centre, the Crescent, doctors, dentists, train and bus stations, Ashby canal and with good access to major road links. Well presented including panelled interior doors, ceramic and wooden flooring, feature fireplace, refitted kitchen, modern bathroom, GCH UPVC SUDG. Spacious accommodation offers entrance hall, lounge, extended open plan dining kitchen, utility room and separate WC, three bedrooms and bathroom. Wide driveway and good sized rear garden. Viewing recommended. Carpets included.



TENURE
FREEHOLD

ACCOMMODATION

Attractive UPVC SUDG front to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring, single panel radiator and stairway to first floor. Attractive white panel interior door to:

FRONT LOUNGE

19'4" x 12'3" (5.91 x 3.75)

Feature fireplace having ornamental hard wood surrounds and raised hearth incorporating stainless steel, living flame pebble effect electric fire. Radiator, Oak finish laminate wood strip floor, TV aerial point, wireless digital programmer and thermostat for central heating and domestic hot water. Feature archway to:



EXTENDED AND REFITTED OPEN PLAN DINING KITCHEN

15'2" x 13'8" (4.63 x 4.19)

Fashionable range of matt grey fitted kitchen units with soft close doors, consisting inset one and a half bowls, single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further range of matching floor mounted cupboard units including four drawer unit. Contrasting white marble finish working surfaces above and grey stone splashbacks. Further matching wall mounted cupboard units. New World range cooker included, with eight ring gas hob, two oven and grill beneath. Stainless steel extractor, integrated dishwasher, two kick panel heaters and ceramic tiled flooring. UPVC SUDG skylight and UPVC SUDG French doors to rear garden. Door to:



UTILITY ROOM

4'4" x 5'3" (1.34 x 1.61)

Fitted white marble finish working surface, grey stone splashbacks, appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring. Door to:

SEPARATE WC

White suite consisting low level WC and vanity sink with cupboard beneath. Contrasting tiled surrounds and flooring, chrome heated towel rail and fitted meter cupboard.

FIRST FLOOR LANDING

White spindle ballustrades, loft access with extending aluminium ladder. Loft is partially boarded with light.

FRONT BEDROOM ONE

12'9" x 9'9" (3.91 x 2.99)

Oak finish laminate wood strip flooring, double panel radiator, built in dressing table with drawers beneath. TV aerial point.



BEDROOM TWO TO REAR

10'11" x 7'5" (3.35 x 2.27)

Oak finish laminate wood strip flooring and double panel radiator.



BEDROOM THREE TO REAR

7'8" x 7'6" (2.35 x 2.29)

Oak finish laminate wood strip flooring, double panel radiator, TV aerial point, wall mounted gas condensing combination boiler for central heating and domestic hot water.



BATHROOM TO FRONT

5'7" x 5'2" (1.71 x 1.60)

White suite consisting panel bath with mixer tap and shower attachment above, low level WC and pedestal wash hand basin. Contrasting tiled surround, heated towel rail, Oak finish laminate wood strip flooring and ceiling spotlights.



OUTSIDE

The property is set back from the road, having a full width driveway to front. Slabbed path and timber gate lead down the side of the property to good sized fully fenced and enclosed rear garden. The rear garden was renovated in 2019 with new patio, pathway, decking and shed. Full width flag stone patio adjacent to the rear of the property with surrounding railway sleepers, beyond which the garden is principally laid to lawn. To the top of the garden is a further full width timber decking patio. Outside light and hot and cold taps.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		