



28 TUDOR ROAD, HINCKLEY, LE10 0EQ

OFFERS IN THE REGION OF £160,000

NO CHAIN. Attractive traditional bay fronted family home. Popular and convenient location within walking distance of the town centre, local schools, ASDA/ Morrisons, Richmond Park and good access to major road links. Well presented and much improved including modern kitchen and shower room, gas central heating UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, breakfast kitchen and UPVC SUDG conservatory/ dining room. Three bedrooms and shower room. Wide driveway and large rear garden (approximately 170 ft.) with three sheds. Contact agents to view. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Open pitch and tiled canopy porch with outside lighting. Attractive UPVC SUDG and coloured leaded front door to

ENTRANCE HALLWAY

with original black and white tiled flooring. Double panelled radiator. Electric meter cupboard. Stairway to first floor. Door to

FRONT LOUNGE

16'1" x 11'9" (4.91 x 3.59)

with single panelled radiator. TV aerial point, including Sky. Telephone point. Coving to ceiling.



DINING KITCHEN TO REAR

15'0" x 8'11" (4.59 x 2.74)

with a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting black roll edge working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units with integrated extractor hood. Two tall larder units. Appliance recess points. Gas and electric cooker points. Plumbing for automatic washing machine. Door to useful under stairs storage cupboard with lighting, shelving and gas meter. Doorway to



UPVC SUDG CONSERVATORY/ DINING ROOM

13'7" x 10'5" (4.15 x 3.18)

with two double power points. One double wall light. Double panelled radiator. Wall mounted Worcester gas condensing boiler for central heating and domestic hot water. Cold water tap. UPVC SUDG French doors to rear garden.



FIRST FLOOR LANDING

with white spindle balustrades. Loft access with extending aluminium ladder. The loft is boarded with lighting.

FRONT BEDROOM ONE

11'10" x 14'0" (3.63 x 4.29)

with radiator.



BEDROOM TWO TO REAR

10'10" x 9'0" (3.32 x 2.75)

with airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary domestic hot water. Single panelled radiator.



BEDROOM THREE TO REAR

7'6" x 7'10" (2.29 x 2.40)

with radiator.



SHOWER ROOM TO FRONT

7'8" x 4'8" (2.36 x 1.44)

with white suite consisting fully tiled shower cubicle with glazed shower door. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Contrasting tiled surrounds. Radiator. Inset ceiling spotlights.



OUTSIDE

the property is set back from the road having a double width slabbed driveway to front. Covered shared access leads through a timber gate to the long rear garden which is approximately 170ft in length enclosed by panelled fencing. There is a deep slabbed and stone patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. There are three sheds.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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