

# Scrivins & Co

**ESTATE AGENTS**  
**& LETTING AGENTS**

98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Tel: 01455 890480 Email: sales@scrivins.co.uk  
www.scrivins.co.uk



**24 LANGDALE ROAD, HINCKLEY, LE10 0NS**

**OFFERS OVER £160,000**

**NO CHAIN.** Attractive traditional bay fronted semi detached family home overlooking a park to rear. Sought after and convenient location within walking distance of a parade of shops, Westfield Junior School, the Town, the Crescent, train and bus stations, Ashby Canal and good access to major road links. Benefits from Gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, dining room and kitchen. Three bedrooms and bathroom. Shared driveway to garage space. Large hard landscaped rear garden. Contact agents to view. Carpets and curtains included.





## TENURE

Freehold

## ACCOMMODATION

UPVC front door to

## ENTRANCE HALLWAY

with single panelled radiator. Stairway to first floor. Original panelled interior doors to

## FRONT LOUNGE

12'4" x 15'2" (3.78 x 4.64)

with double panelled radiator. TV aerial point. Door to



## REAR DINING ROOM

10'5" x 10'11" (3.19 x 3.34)

with fitted coal effect gas fire and back boiler for central heating and domestic hot water with programmer. UPVC SUDG French doors to rear garden.



## KITCHEN TO REAR

10'0" x 4'11" (3.06 x 1.51)

with single drainer stainless steel sink unit, double base unit beneath. Further floor standing five drawer unit with working surface above. Wall mounted cupboard unit. Appliance recess point. Plumbing for automatic washing machine. Useful under stairs storage cupboard with fitted shelving housing the electric meters and lighting.



## FIRST FLOOR LANDING

with spindle balustrades.

## FRONT BEDROOM ONE

15'6" x 9'8" (4.73 x 2.95)

with original cast iron fireplace. Radiator.



### **BEDROOM TWO TO REAR**

9'4" x 10'11" (2.87 x 3.35)

with original cast iron fireplace. Radiator.



### **BEDROOM THREE TO REAR**

5'10" x 7'10" (1.78 x 2.41)



### **BATHROOM TO FRONT**

5'7" x 5'10" (1.71 x 1.78)

with white suite consisting panelled bath, mixer tap and shower attachment above. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds and radiator. Airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary domestic hot water. Loft access.

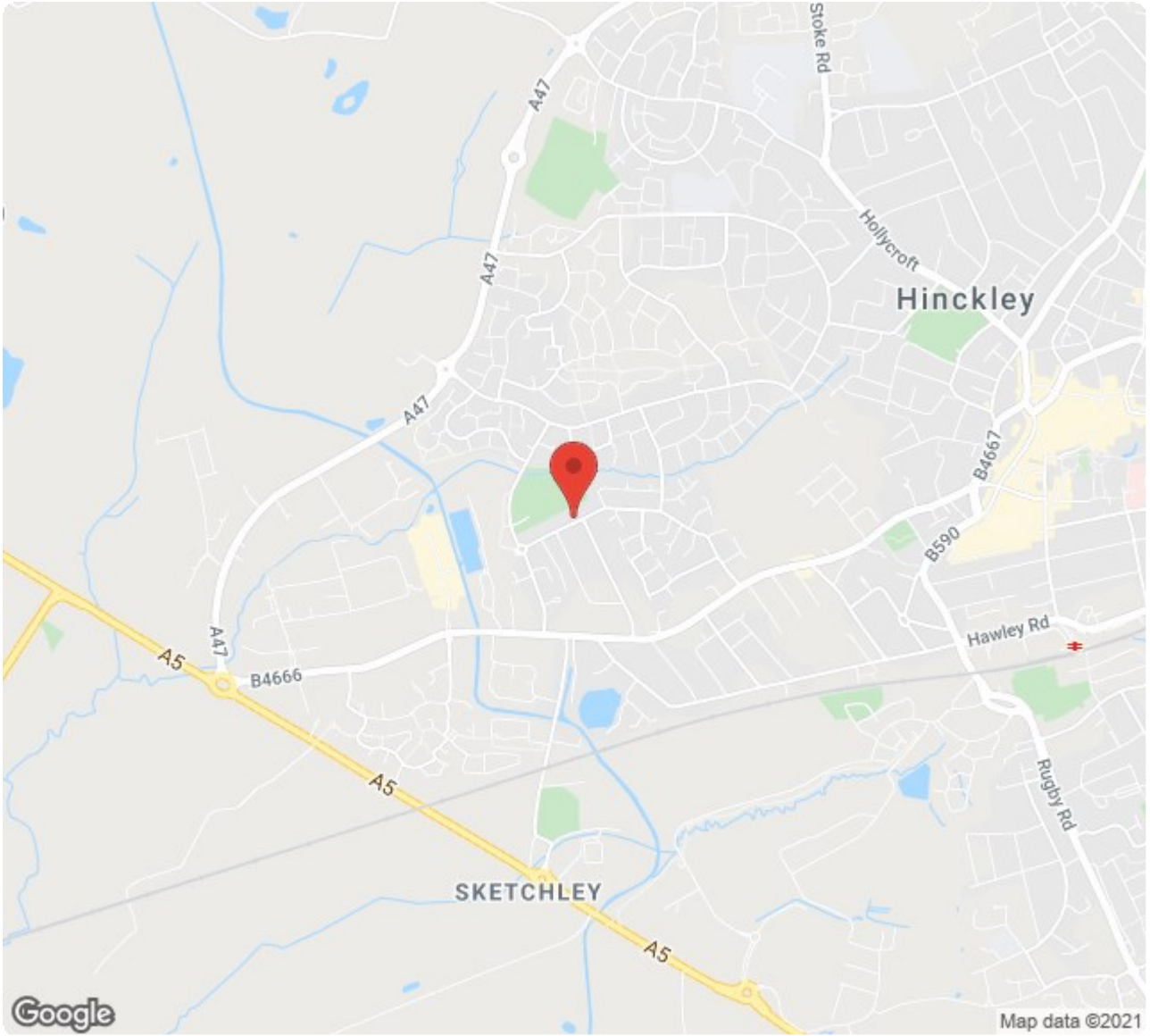


### **OUTSIDE**

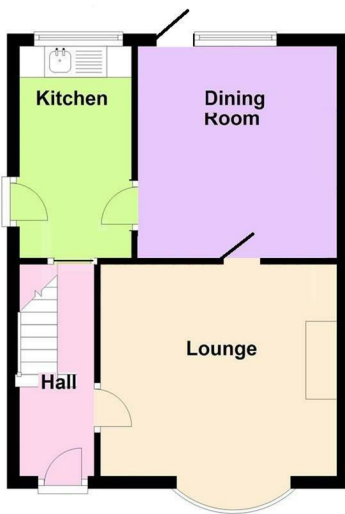
the property is set back from the road having a full width tarmac driveway to front. A shared driveway leads down the side of the property to further concrete car parking to rear/ garage space. There is a good sized rear garden with a slabbed patio adjacent to the rear of the property where there are two brick built garden stores beyond which the garden is principally slabbed for easy maintenance. The garden overlooks playing fields to rear.







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
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) 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 <sub>2</sub> emissions			
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