

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

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303 COVENTRY ROAD, HINCKLEY, LE10 0NE

OFFERS IN THE REGION OF £250,000

Vastly improved modernised and refurbished traditional semi detached family home. Sought after and convenient location within walking distance of a parade of shops, post office, Westfield Junior School, the Town Centre, the Crescent, train and bus station and good access to the A5 and M69 motorway. Immaculately presented including oak/ white panelled interior doors, wooden flooring, wood burning stove, refitted kitchen and bathroom, spotlights, outside wall insulation, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, open plan living dining kitchen with utility area, separate WC and lounge. Three good bedrooms and bathroom with shower. Wide driveway to detached garage. Large rear garden with shed. Viewing recommended. Carpets and curtains included.



TENURE

Freehold

ACCOMODATION

Attractive black composite panelled SUDG front door to

ENTRANCE HALLWAY

with fashionable black vertical radiator. Inset ceiling spotlights. Stairway to first floor. Attractive oak panelled and glazed interior doors to

OPEN PLAN REFITTED DINING KITCHEN

32'5" max. x 12'9" max. (9.90 max. x 3.90 max.)

L-shaped. Dining area to front with feature full height brick fireplace with raised tiled hearth and solid oak mantle above incorporating a black cast iron wood burning stove. Oak finish laminate wood strip flooring. Double panelled radiator. Inset ceiling spotlights. Re-fitted Kitchen area with a fashionable range of cream fitted kitchen units with soft close doors consisting inset 1 and a half bowl single drainer ceramic sink unit, mixer taps above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting wood grain roll edge working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units. Classic range cooker with a 5 ring ceramic hob unit, two ovens and a grill beneath. Black chimney extractor hood above. Appliance recess points. Plumbing for a dishwasher. Oak finish laminate wood strip flooring. Radiator. Inset ceiling spotlights. Wall mounted consumer unit. Wired in heat detector and carbon monoxide detector. Utility area with matching units consisting of an oak finish roll edge working surface. Tiled splashbacks. Two double wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine. Oak finish laminate wood strip flooring. Inset ceiling spotlights. Wood panelled and SUDG door to outside. Door to



SEPARATE WC

with white suite consisting low level WC. Vanity sink unit with gloss white cupboard beneath. Tiled splashbacks. Radiator. Oak finish laminate wood strip flooring.

REAR LOUNGE

11'10" x 12'11" (3.62 x 3.94)

with oak finish laminate wood strip flooring. Two radiators. Inset ceiling spotlights. TV aerial point. Useful under stairs storage cupboard. UPVC SUDG French doors to rear garden.



FIRST FLOOR LANDING

with wired in smoke alarm. Inset ceiling spotlights.

FRONT BEDROOM ONE

10'5" x 13'0" (3.19 x 3.97)

with double panelled radiator. TV aerial point. Power point for a wall mounted flat screen TV.



BEDROOM TWO TO REAR

11'8" x 12'11" (3.56 x 3.96)

with radiator. Door to



STUDY TO FRONT

5'11" x 6'5" (1.82 x 1.96)

with radiator.

BEDROOM THREE TO FRONT

8'11" max. x 9'7" (2.72 max. x 2.94)

with double airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water. Radiator.



REFITTED FAMILY BATHROOM

3'10" x 10'1" (1.18 x 3.08)

with a white suite consisting P-shaped panelled bath, shower unit above. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. Inset ceiling spotlights. Extractor fan. Chrome heated towel rail.



OUTSIDE

the property is set well back from the road screened behind a stone retaining wall having a full width block paved driveway to front offering ample car parking. A further shared driveway leads down the side of the property to a detached garage to rear with up and over door to front having light, power and rear pedestrian door. A timber gate between the house and the garage leads to the large rear garden which has a deep full width slabbed patio adjacent to the rear of the garden. The garden is principally laid to lawn with surrounding beds. There is a further raised timber decking patio with LED lighting to the rear of the garage. To the top of the garden there is a vegetable plot and further block paved pathways. Two sheds and log store. Outside lighting.





Total area: approx. 90.3 sq. metres (972.4 sq. feet)
Not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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