

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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56 CLARENDON ROAD, HINCKLEY, LE10 0PL

£185,000

Attractive substantial traditional bay fronted 3 storey villa terraced house of character. Sought after and highly convenient tree lined road within walking distance of the town centre, the Crescent, local schools, the Leisure Centre, train and bus stations, doctors, dentists and good access to major road links. Well presented and much improved including panelled interior doors, modern kitchen and bathroom, gas central heating and SUDG. Spacious accommodation offers entrance hall, lounge, dining room and kitchen. Three double bedrooms, family room and bathroom. Well kept front and good sized rear garden with shed and greenhouse. Viewing recommended. Carpets and curtains included.



TENURE

Freehold

ACCOMMODATION

Attractive composite panelled SUDG front door to

ENTRANCE HALLWAY

with overhead lighting. Stairway to first floor. Attractive cream four panelled interior doors to

FRONT LOUNGE

12'4" x 14'8" (3.78 x 4.48)

with feature contemporary fireplace having ornamental oak finish surrounds, raised black granite hearth and backing incorporating a living flame coal effect gas fire. Double panelled radiator. TV and telephone point, including BT. Coving to ceiling. Wireless digital programmer and thermostat for central heating and domestic hot water.



REAR DINING ROOM

12'4" x 11'10" (3.76 x 3.63)

with feature fireplace having ornamental pine surrounds and raised hearth incorporating a fitted gas fire. Double panelled radiator. Door to walk in under stairs storage cupboard with fitted shelving, lighting and houses the electric meters. Feature archway to



KITCHEN TO REAR

9'2" x 12'4" (2.80 x 3.78)

with a range of fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above. Double base unit beneath. Further matching floor mounted cupboard units and drawers. Contrasting woodgrain roll edge working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units including one display unit with glazed doors. Appliance recess points. Plumbing for automatic washing machine. Gas and electric cooker point. Wall mounted Vaillant gas condensing combination boiler for central heating and domestic hot water (new as of 2019). Door to



REAR LOBBY

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

REFITTED BATHROOM TO REAR

7'6" x 7'6" (2.31 x 2.29)

L-shaped with white suite consisting P-shaped panelled bath, shower unit above and glazed shower screen to side. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds, including the flooring. Double panelled radiator. Loft access.



FIRST FLOOR LANDING

with loft access.

FRONT BEDROOM ONE

14'2" x 11'11" (4.33 x 3.64)

with a range of Hammonds fitted bedroom furniture consisting two double and one corner wardrobe unit. Further cupboard over the stairs. Two matching bedside cabinets. Chest of drawers. Dressing table. Radiator.



BEDROOM TWO TO REAR

12'0" x 14'6" (3.66 x 4.42)

with radiator.



STAIRWAY TO

SECOND FLOOR FAMILY ROOM

14'2" x 13'1" (4.33 x 4.00)

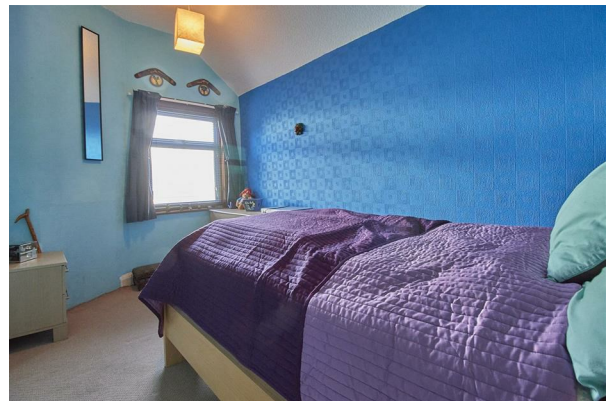
with double panelled radiator. Light. Power. Two double glazed Velux windows. Two doors into the eaves offering further storage.



BEDROOM THREE TO REAR

7'8" x 12'5" (2.35 x 3.79)

with single panelled radiator.



OUTSIDE

the property is set back from the road. The front garden is hard landscaped in slate chippings. A covered shared side entry leads through a timber gate to the good sized private fully fenced and enclosed rear garden which has a slabbed rear yard adjacent to the rear of the house. There is a deep full width slabbed patio. The garden is hard landscaped in chippings with surrounding raised beds. There is a greenhouse. Further raised beds. Fruit tree. The top of the garden is stoned and paved with timber shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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