

Scrivins & Co

ESTATE AGENTS & LETTING AGENTS

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10 FOREST ROAD, HINCKLEY, LE10 1HB

OFFERS OVER £225,000

Vastly improved and refurbished traditional bay fronted semi detached family home. Sought after and convenient location within walking distance of the Town Centre, the Crescent, schools, Leisure Centre, doctors, dentist, train and bus stations and good access to major road links. Immaculately presented including white panelled interior doors, spindle balustrades, wood flooring, refitted kitchen and bathroom, alarm system, wired in smoke alarms, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge and dining kitchen. Three good sized bedrooms and bathroom with shower. Wide block paved driveway. Large sunny rear garden with large shed. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

ENTRANCE HALLWAY

with grey oak laminate wood strip flooring. Radiator with surrounding ornamental radiator cover. Key pad for burglar alarm system. Wired in smoke alarm. Dogleg stairway to first floor with white spindle balustrades. Door to useful under stairs storage cupboard with lighting, fitted shelving and houses the electric meter and the wall mounted gas condensing combination boiler for central heating and domestic hot water. Attractive white four panelled interior doors to

FRONT LOUNGE

11'10" x 16'11" (3.61 x 5.17)

with double panelled radiator. TV and telephone points, including Virgin Media and Sky. White wood panelled and glazed door leads to



REFITTED DINING KITCHEN TO REAR

18'4" x 9'1" (5.59 x 2.78)

with a range of matte white fitted kitchen units consisting inset 1 and a half bowl single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units, including two drawer units. Contrasting working surfaces above with inset four ring ceramic hob unit. Single fan assisted oven with grill beneath. Stainless steel chimney extractor hood. White tiled splashbacks. Further matching wall mounted cupboard units. Integrated dishwasher and fridge freezer. Plumbing for automatic washing machine. Radiator with surrounding ornamental radiator cover. Concealed lighting over the working surfaces. Inset ceiling spotlights. Grey oak laminate wood strip flooring. UPVC SUDG sliding patio doors to rear garden.



FIRST FLOOR LANDING

with wired in smoke alarm. Loft access, partially boarded with lighting.

FRONT BEDROOM ONE

11'10" x 13'1" (3.63 x 4.00)

with radiator. Two built in double wardrobes in cream.



BEDROOM TWO TO REAR

10'11" x 13'2" (3.34 x 4.02)

with radiator.



BEDROOM THREE TO REAR

6'10" x 9'3" (2.10 x 2.82)

with radiator.



REFITTED BATHROOM TO FRONT

5'9" x 7'11" (1.77 x 2.42)

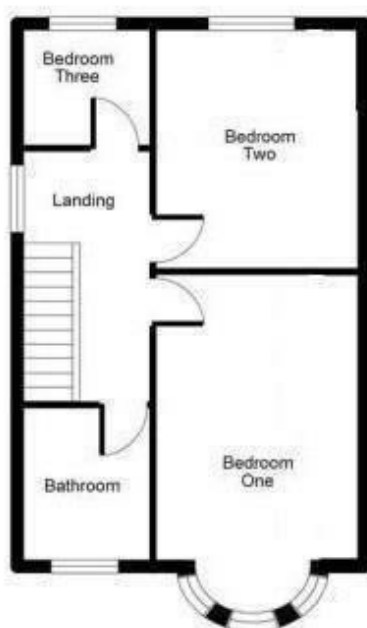
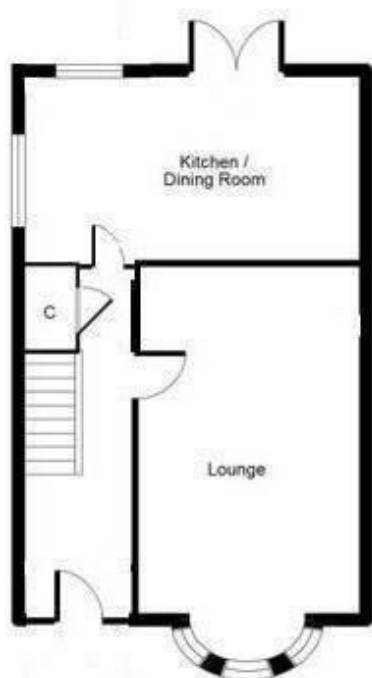
with white suite consisting L-shaped panelled bath, shower unit above and glazed shower screen to side. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Contrasting fully tiled surrounds. Chrome heated towel rail. Inset ceiling spotlights. Oak finish laminate wood strip flooring.



OUTSIDE

the property is set back from the road having a full width block paved driveway to front. A timber gate and pathway leads down the side of the property to the good sized fully fenced and enclosed rear garden which has a full width concrete patio adjacent to the rear of the property. Outside light. Cold water tap. The garden is principally laid to lawn. To the top of the garden is a large timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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