

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

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16 JOHN STREET, HINCKLEY, LE10 1UY

OFFERS OVER £160,000

NO CHAIN. Attractive spacious traditional terraced house of character. Popular and convenient location within walking distance of the town, the Crescent, schools, doctors, dentist, train and bus stations and local parks. Well presented and refurbished including original stripped pine panelled interior doors, ceramic/quarry tiled flooring, feature fireplaces, refitted kitchen and shower room, gas central heating and UPVC SUDG. Offers lounge, dining room and kitchen. Two double bedrooms and shower room. Large landscaped rear garden with large shed. Viewing recommended. Carpets included.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC SUDG front door to

FRONT LOUNGE

11'8" x 11'3" (3.56 x 3.45)

with feature Victorian style fireplace having ornamental pine surrounds, black ornamental cast iron open fireplace with raised hearth and full height brick surrounds. Fitted pine meter cupboard to side alcove. Wood grain ceramic tiled flooring. Double panelled radiator. TV aerial point. Coving to ceiling. Pine and etched glazed door leads to



INNER LOBBY

with door to useful under stairs storage cupboard with fitted shelving.

REAR DINING ROOM

11'9" x 12'1" (3.60 x 3.70)

with feature original full height brick fireplace. Original quarry tiled flooring. Radiator. Thermostat for central heating system. Pine panelled door and stairway to first floor.



REFITTED KITCHEN TO REAR

12'5" x 6'5" (3.79m x 1.98m)

with a range of light grey fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting solid beech working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units, including one double display unit with glazed doors. Stainless steel chimney extractor hood. Electric cooker point. Concealed lighting over the working surface. Grey ceramic tiled flooring. Pine and glazed door leads to



REAR UTILITY ROOM

11'9" x 4'10" (3.59 x 1.48)

with plumbing for automatic washing machine. UPVC SUDG door to rear garden.

FIRST FLOOR LANDING

FRONT BEDROOM ONE

13'7" x 11'4" (4.16 x 3.47)

with oak finish laminate wood strip flooring. Single panelled radiator. Built in wardrobe/ storage cupboard over the stairs. Loft access, partly boarded.



BEDROOM TWO TO REAR

10'8" x 12'3" (3.26 x 3.74)

with oak finish laminate wood strip flooring. Radiator.



REFITTED SHOWER ROOM TO REAR

6'5" x 12'0" (1.97 x 3.66)

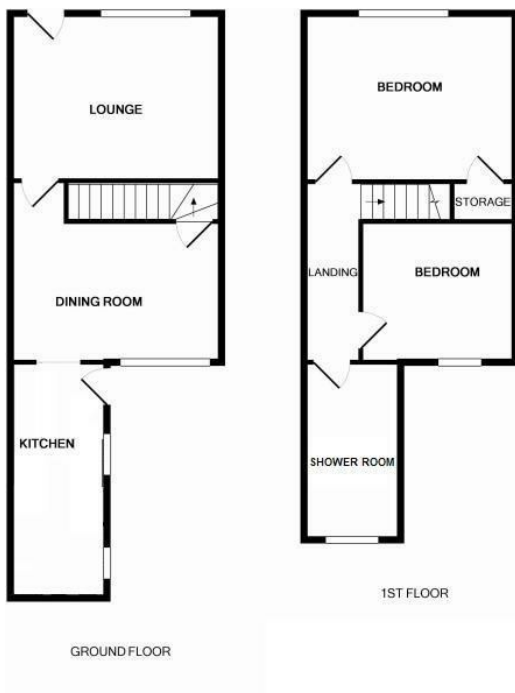
with white suite consisting fully tiled walk in shower with glazed shower screen and rain shower above. Pedestal wash hand basin. Low level WC. Contrasting slate tiled surrounds including the flooring. Inset ceiling spotlights. Chrome heated towel rail. Extractor fan. Door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water (new as of 2020).



OUTSIDE

the property is set back from the road. There is a shared covered side access leading to the long fully fenced and enclosed rear garden which is hard landscaped having a deep full width slabbed patio adjacent to the rear of the property with surrounding beds. There is a low brick retaining wall. The garden is principally stoned for easy maintenance. To the top of the garden there is a large timber shed. Attached to the rear of the house is a brick built garden store.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		45	
(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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