

Scrivins & Co

ESTATE AGENTS
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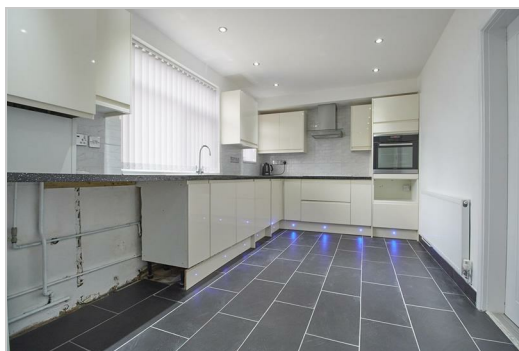
98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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44 WILLIAM ILIFFE STREET, HINCKLEY, LE10 0LY

OFFERS OVER £160,000

NO CHAIN. Vastly improved and refurbished traditional semi detached family home. Popular and convenient location within walking distance of the town, the Crescent, Westfield junior school, train and bus stations and good access to major road links. Immaculately presented including white panelled interior doors, wooden/ ceramic tiled flooring, refitted kitchen and bathroom, fitted wardrobes, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining kitchen and separate WC. Three bedrooms and bathroom with shower. Wide driveway. Enclosed sunny rear garden with shed. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Attractive light grey composite panelled SUDG front door to

ENTRANCE HALLWAY

with light grey laminate wood strip flooring. Double panelled radiator. Wired in smoke alarm. Wall mounted consumer unit. Stairway to first floor. Attractive white cottage style panelled interior doors to

FRONT LOUNGE

14'2" x 11'9" (4.33 x 3.59)

with light grey laminate wood strip flooring. Radiator. TV aerial point. Telephone point.



REFITTED DINING KITCHEN TO REAR

17'4" x 8'9" (5.30 x 2.67)

with a fashionable range of gloss cream fitted kitchen units with soft close doors consisting inset 1 and a half bowl single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units. Two drawer unit. Corner carousel unit. Contrasting black quartz laminate working surfaces above with inset five ring ceramic hob unit. Stainless steel chimney extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units, one concealing the Vaillant gas condensing combination boiler for central heating and domestic hot water. Integrated single fan assisted oven with grill. Dishwasher. Appliance recess points. Plumbing for automatic washing machine. Black rock ceramic tiled flooring. Radiator. LED lighting in the kick panels. Inset ceiling spotlights. Wired in heat detector. All the power points and light switches are in brushed chrome. UPVC SUDG door to the side of the property. Door to



REFITTED WC

with white suite consisting low level WC. Vanity sink unit with two soft closing gloss white drawers beneath. Contrasting white half tiled surrounds. Black rock ceramic tiled flooring. Extractor fan.

FIRST FLOOR LANDING

with wired in smoke alarm. Loft access.

FRONT BEDROOM ONE

11'1" max. x 10'8" max. (3.39 max. x 3.26 max.)

with built in triple wardrobe with sliding doors in cream. Double panelled radiator.



BEDROOM TWO TO REAR

9'6" x 10'5" (2.91 x 3.19)

with built in double wardrobe in white. Double panelled radiator.



BEDROOM THREE TO REAR

7'8" x 7'5" (2.35 x 2.27)

with radiator.



REFITTED BATHROOM TO FRONT

5'11" x 7'2" (1.82 x 2.19)

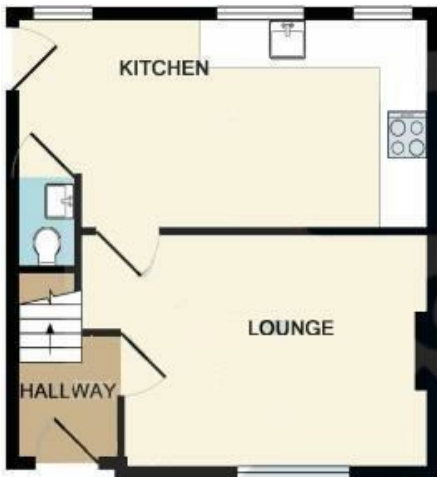
with white suite consisting L-shaped panelled bath, rain shower above and glazed shower screen to side. Vanity sink unit with gloss white double cupboard beneath. Illuminated mirror above. Low level WC. Contrasting fully porcelain tiled surrounds, including the flooring. Chrome heated towel rail. Inset ceiling spotlights. Extractor fan.



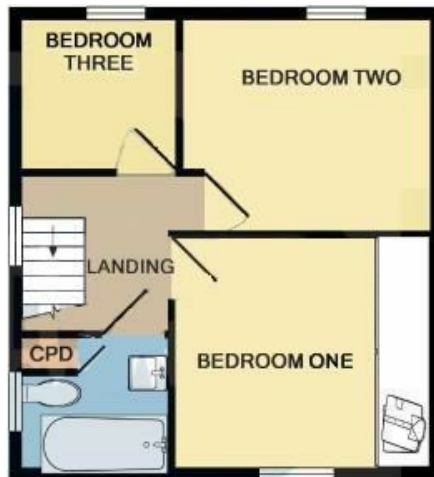
OUTSIDE

the property is set back from the road having a full width tarmac driveway to front. A timber gate and slabbed pathway lead down the side of the property to the fully fenced and enclosed rear garden which has a sunny aspect, principally hard landscaped. There is a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally stoned for easy maintenance. To the top of the garden there is a timber shed. Outside tap and lighting.





GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			
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