

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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20 FACTORY ROAD, HINCKLEY, LE10 0DR

£160,000

NO CHAIN. Attractive traditional double bay fronted end terraced house of character. Popular and convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentist, train and bus stations, Hollycroft park and the Leisure Centre. Well presented benefitting from gas central heating and UPVC SUDG. Spacious accommodation offers lounge and dining room, both with feature fireplaces, modern kitchen with pantry/ utility room. Two double bedrooms (both with built in wardrobes) and bathroom with shower. Front and good sized rear garden with brick built WC and garden store. Contact agents to view. Carpets and curtains included.



TENURE

Freehold

ACCOMMODATION

Hardwood and glazed front door to

FRONT LOUNGE

14'2" x 12'2" (4.34 x 3.72)

with feature original open tiled fireplace. Two radiators. TV and telephone points. Coving to ceiling. Original wood panelled interior doors to



INNER LOBBY

with door to useful under stairs storage cupboard with lighting, shelving and houses the electric meters.

REAR DINING ROOM

12'2" x 12'10" (3.71 x 3.92)

with feature slate fireplace incorporating a fitted gas fire. Double panelled radiator. TV and telephone points. Coving to ceiling. Door and stairway to first floor. Door to



REAR LOBBY

fully tiled including the flooring. Built in floor to ceiling storage cupboard. UPVC SUDG door to the rear of the property. Door to

KITCHEN TO REAR

7'5" x 10'6" (2.27 x 3.22)

with a range of beech finish fitted kitchen units consisting inset single drainer resin sink units with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawers. Contrasting roll edge working surfaces above. Contrasting fully tiled surrounds, including the flooring. Further wall mounted cupboard units. Appliance recess points. Gas cooker included. Double panelled radiator. Wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water. Double panelled radiator. Door to



PANTRY

3'4" x 4'11" (1.04 x 1.51)

with contrasting half tiled surrounds including the flooring. Fitted shelving. Lighting. Plumbing for automatic washing machine.

FIRST FLOOR LANDING

with radiator. Coving to ceiling.

FRONT BEDROOM ONE

14'0" x 14'2" (4.29 x 4.34)

with two built in double wardrobes in white. Double panelled radiator. Coving to ceiling.



BEDROOM TWO TO REAR

10'10" x 10'10" (3.32 x 3.31)

with built in double wardrobe in white. Single panelled radiator. Coving to ceiling.



BATHROOM TO REAR

5'5" x 7'4" (1.66 x 2.25)

with panelled bath, electric shower unit above and glazed shower screen to side. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds including the flooring. Electric heater. Radiator. Airing cupboard with shelving and radiator.



OUTSIDE

the property is set back from the road screened behind a brick retaining wall having a paved front forecourt. There is a shared covered side entry leading to the rear of the property. Adjacent to the rear of the house is a slabbed rear yard with outside tap and lighting. Attached to the rear of the house is a brick built WC with low level WC. Further brick built storeroom. There is a long rear garden with slabbed patio adjacent to the rear of the house. The garden is principally laid to lawn. There is a further slabbed patio with further lawned area with surrounding beds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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