

# Scrivins & Co

## Sales & Lettings

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**84 EDWARD STREET, HINCKLEY, LE10 0DL**

**OFFERS OVER £240,000**

**\*LARGE TANDEM GARAGE\*** Attractive traditional bay fronted detached family home on a large plot. Sought after and convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentists, train and bus stations, Leisure Centre and good access to major road links. Well presented and much improved including panelled interior doors, wooden flooring, gas central heating, UPVC SUDG and UPVC soffits and fascias.

Spacious accommodation offers entrance hall, separate WC, though lounge dining room, UPVC SUDG conservatory and breakfast kitchen. Three bedrooms and modern bathroom with shower cubicle. Wide driveway to detached tandem garage. Large rear garden. Viewing recommended. Carpets included.



## TENURE

Freehold

## ACCOMMODATION

Attractive grey composite panelled and SUDG front door to

## ENTRANCE HALLWAY

with oak finish laminate wood strip flooring. Double panelled radiator. Wired in smoke alarm. Thermostat for central heating system. Stairway to first floor with door to useful under stairs storage cupboard housing the electric meters with lighting. Door to

## SEPARATE WC

with white suite consisting low level WC. Wall mounted sink unit. Tiled splashbacks. Ceramic tiled flooring. White wood panelled and glazed door to

## THROUGH LOUNGE DINING ROOM

26'8" x 11'9" (8.14 x 3.59)

the lounge area to front with feature fireplace having ornamental wood surrounds and tiled hearth. Oak finish laminate wood strip flooring. Double panelled radiator. TV aerial point, including Virgin Media. Coving to ceiling. Rear dining area with oak finish laminate wood strip flooring. Coving to ceiling. Double panelled radiator. UPVC SUDG sliding patio doors to



## UPVC SUDG CONSERVATORY TO REAR

12'6" x 10'9" (3.82 x 3.30)

with ceramic tiled flooring. Light and power. Fashionable white vertical radiator. UPVC SUDG French doors to rear garden.



## BREAKFAST KITCHEN TO REAR

17'10" x 6'7" (5.46 x 2.02)

with single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and 5 drawer unit. Contrasting roll edge working surfaces above. Tiled splashbacks. Further matching floor mounted cupboard units with integrated extractor hood. Appliance recess points. Plumbing for automatic washing machine. Gas and electric cooker points. Ceramic tiled flooring. Double panelled radiator.



## FIRST FLOOR LANDING

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

### **FRONT BEDROOM ONE**

13'11" x 9'7" (4.26 x 2.94)

with radiator. Coving to ceiling.



### **BEDROOM TWO TO REAR**

11'6" x 13'0" (3.53 x 3.97)

with oak finish laminate wood strip flooring. Radiator. Double airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water.



### **BEDROOM THREE TO FRONT**

8'2" x 8'0" (2.51 x 2.45)

L-shaped with slimline panel heater.



### **BATHROOM TO REAR**

5'10" x 9'1" (1.78 x 2.79)

with white suite consisting freestanding double ended roll top bath with claw feet, mixer tap and shower attachment above. Fully tiled shower cubicle with glazed shower doors. Pedestal wash hand basin. Low level WC. Contrasting fully tiled surrounds. Radiator. Extractor fan.



## OUTSIDE

the property is set back from the road screened behind ornamental wrought iron railings having a full width slabbed driveway to front leading down the side of the property through double wrought iron ornamental gates. There is a large detached sectional concrete garage (29ft x 12.3ft) with up and over door and side pedestrian door. The garage has light and power and is currently sectioned to a garage to front and store room to rear. There is a large fully fenced and enclosed rear garden having a timber decking patio adjacent to the rear of the property with surrounding pergola (ideal for an entertaining area) beyond is a further deep slabbed patio with surrounding pergola. There is a further slabbed patio. The main garden area has a variety of trees. Outside lighting and cold water tap.





TOTAL AREA: APPROX. 1319.3 SQ. FEET

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans produced using PlanUp.

84, EDWARD STREET, HINCKLEY

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>80</b>
	<b>42</b>	

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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