

Scrivins & Co

ESTATE AGENTS & LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 890480 Email: sales@scrivins.co.uk
www.scrivins.co.uk



80 QUEENS ROAD, HINCKLEY, LE10 1EF

OFFERS OVER £160,000

Attractive bay fronted three storey terraced property of character. Popular and highly convenient location with access to Queens park from the rear. Within walking distance of the town centre, the crescent, local schools, the Leisure Centre, Doctors, Dentists, train and bus stations. Well presented, benefiting from feature fireplaces, panelled interior doors, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge dining room, kitchen and bathroom. Three double bedrooms. Front yard with ground anchor. Long rear garden with shed. Blinds, curtains, light fittings and carpets included.



TENURE

Freehold

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE HALLWAY

with single panelled radiator. Stairway to first floor. Wooden panelled interior door to

LOUNGE DINING ROOM

24'4" x 12'5" (7.43 x 3.79)

dining area with decorative cast iron fireplace with stone hearth. Double panelled radiator. Wood panelled interior door to useful under stairs storage cupboard with power and light. Laminate wood strip flooring. Lounge with Sky Plus Cables and a digital radio aerial. Decorative fireplace with stoned hearth. Bay window to front. Coving to ceiling. Two wooden shelves. Archway to



KITCHEN TO REAR

6'1" x 9'9" (1.87 x 2.99)

with a range of fitted kitchen units in white with black roll edge working surfaces above. Inset four ring gas hob with stainless steel extractor hood above and electric oven and grill beneath. Inset 1 and a half bowl stainless steel sink unit with drainer, mixer tap above and cupboard beneath. Plumbing for automatic washing machine. Tiled splashbacks. Further wall mounted cupboard units. Hotpoint washing machine and fridge freezer included. Tiled flooring. UPVC SUDG door to rear garden. Panelled interior door to



FAMILY BATHROOM TO REAR

9'10" x 6'2" (3.02 x 1.89)

with white suite consisting panelled bath with Triton electric shower above. Tiled surrounds. Low level WC. Pedestal washing basin. Tiled flooring. Single panelled radiator. Wall mounted Worcester gas combination boiler for central heating and domestic hot water. Built in cupboard with shelving.



FIRST FLOOR LANDING

with battery powered smoke alarm. UPVC SUDG window to side. Stairway to second floor. Wooden panelled interior doors to

BEDROOM TWO TO FRONT

15'6" x 11'11" (4.74 x 3.65)

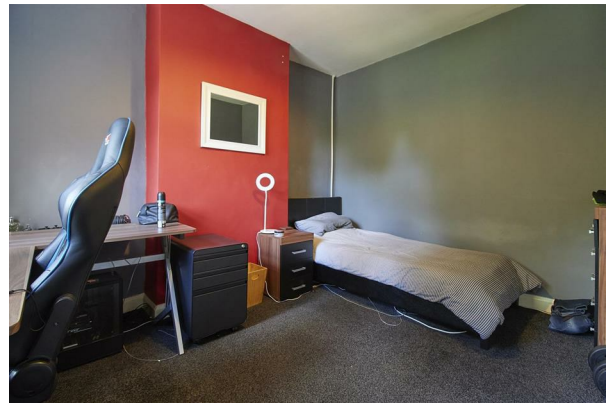
with satellite point for Sky.



BEDROOM THREE TO REAR

9'8" x 12'0" (2.96 x 3.67)

with double panelled radiator. UPVC SUDG window.



STAIRWAY TO SECOND FLOOR

BEDROOM ONE TO FRONT

13'5" x 14'7" (4.10 x 4.45)

UPVC SUDG window. Double panelled radiator.



OUTSIDE

To the front of the property there is a ground anchor for a motorbike. Fenced and enclosed long private rear garden. Slabbed patio adjacent to the rear of the property. Outside light and tap. Property benefits from shared access to next door which is one way. A timber shed. The remainder of the garden is principally laid to lawn with well stocked beds and borders. To the top of the garden there is a timber gate which offers access to Queens Park. Modern tin shed included.





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