

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

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75 EDWARD STREET, HINCKLEY, LE10 0DH

ASKING PRICE £270,000

NO CHAIN. Extended vastly improved modernised and refurbished traditional detached family home on a large plot. Sought after and convenient location within walking distance of the Town Centre, the Crescent, schools, doctors, dentist, train and bus stations and good access to major road links. Immaculate contemporary style interior including white panelled interior doors, spindle balustrades, ceramic tiled flooring, spotlights, wired in smoke alarms, refitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, open plan through lounge dining room and breakfast kitchen. Three bedrooms and bathroom with shower. Driveway to garage space. Large sunny rear garden. Viewing recommended. New carpets included.



TENURE

Freehold

ACCOMMODATION

Attractive grey UPVC SUDG front door to

ENTRANCE HALLWAY

with inset ceiling spotlights, fashionable grey vertical radiator. Stairway to first floor with grey spindle balustrades. Wired in smoke alarm. Attractive white 6 panelled interior doors to

THROUGH LOUNGE DINING ROOM

17'1" x 26'0" (5.21 x 7.95)

with three fashionable vertical radiators. Inset ceiling spotlights. Wired in smoke alarms. Door to useful under stairs storage cupboard housing the electric meters. Feature archway to



EXTENDED BREAKFAST KITCHEN TO REAR

16'9" x 9'0" (5.11 x 2.76)

refitted with a fashionable range of gloss grey fitted kitchen units consisting inset 1 and a half bowl single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units. Contrasting marble finish roll edge working surfaces above with inset four ring stainless steel gas hob unit. Single oven with grill beneath. Stainless steel chimney extractor hood above. Further matching wall mounted cupboard units. Ceramic tiled flooring. Inset ceiling spotlights. Wired in smoke alarm. UPVC SUDG French doors to rear garden.



SEPARATE WC

with white suite consisting low level WC. Pedestal wash hand basin. Ceramic tiled flooring. Wall mounted gas condensing combination boiler for central heating and domestic hot water (new as of 2020).

FIRST FLOOR LANDING

with inset ceiling spotlights. Loft access. Grey spindle balustrades.

BEDROOM ONE TO REAR

12'10" x 10'1" (3.93 x 3.09)

with single panelled radiator.



BEDROOM TWO TO FRONT

11'0" x 10'4" (3.36 x 3.16)

with radiator.



BEDROOM THREE TO FRONT

5'10" x 6'7" (1.80 x 2.01)

with radiator.



REFITTED BATHROOM TO REAR

6'11" x 9'3" (2.12 x 2.84)

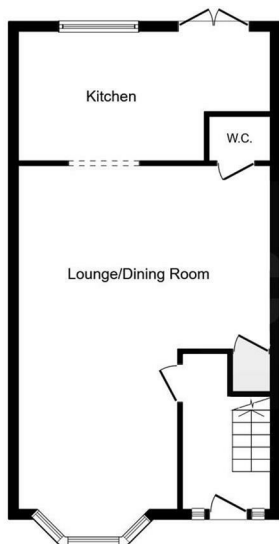
with white suite consisting L-shaped panelled bath, shower unit above and glazed shower screen to side. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Contrasting tiled surrounds including the flooring. Extractor fan. Inset ceiling spotlights.



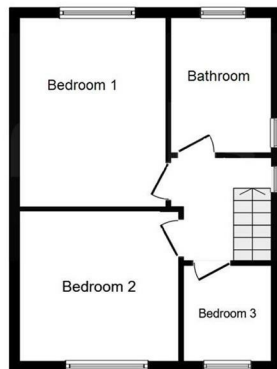
OUTSIDE

the property is set back from the road screened behind panelled fencing. The front garden is stoned for easy maintenance. A stoned driveway leads down the left hand side of the property through double timber gates. There is a large rear garden with a sunny aspect having a full width stone patio to rear beyond which the garden is mainly laid to lawn. There is also an outside light. To the right hand side of the property there is a further stone pathway and wrought iron gate.





Ground Floor



First Floor

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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