

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

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12 LEICESTER ROAD, HINCKLEY, LE10 1LS

£175,000

NO CHAIN. Spacious traditional terraced house. Popular and convenient location within walking distance of the town, the Crescent, schools, doctors, dentist, Leisure Centre, bus and train station, parks and good access to major road links. Immaculately presented and much improved including white panelled interior doors, coving, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge, dining room, kitchen, utility room and separate WC. Three good bedrooms and bathroom. Front and good sized rear garden. Viewing recommended. New carpets included.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC SUDG front door to

ENTRANCE HALLWAY

with original tiled flooring. Radiator. Coving to ceiling. Stairway to first floor. Attractive white four panelled interior doors to

FRONT LOUNGE

9'11" x 13'0" (3.04 x 3.97)

with radiator. TV and telephone points Coving to ceiling. UPVC SUDG bay window to front. Feature archway to



REAR DINING ROOM

10'5" x 13'11" (3.20 x 4.25)

with feature display fireplace. Fitted meter cupboard to side alcove. Radiator. TV aerial point. Coving to ceiling. Thermostat for central heating system. Door to



INNER LOBBY

with grey laminate tiled flooring. Door to walk in under stairs storage cupboard with fitted shelving and lighting.

FITTED KITCHEN TO REAR

7'5" x 12'0" (2.27 x 3.66)

with a range of walnut finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting grey roll edge working surfaces above with inset four ring ceramic hob unit. Single oven with grill beneath. Stainless steel chimney extractor hood above. Further wall mounted display shelving. Radiator. Grey laminate tiled flooring. Hardwood and glazed door to outside. Feature archway to



UTILITY ROOM TO REAR

7'3" x 7'10" (2.22 x 2.40)

with matching units from the kitchen consisting inset 1 and a half bowl stainless steel sink unit with mixer taps above, double base unit beneath. Grey roll edge working surfaces above. Appliance recess points. Plumbing for automatic washing machine. Door to



SEPARATE WC

with white low level WC. Grey laminate tiled flooring.

FIRST FLOOR LANDING

with white spindle balustrades. Loft access.

BEDROOM ONE TO REAR

13'11" x 9'10" (4.26 x 3.00)

with radiator.



BEDROOM TWO TO FRONT

13'0" x 7'2" (3.98 x 2.19)

with double panelled radiator.



BEDROOM THREE TO FRONT

7'10" x 9'10" (2.39 x 3.00)

with double panelled radiator. Telephone point.



FAMILY BATHROOM

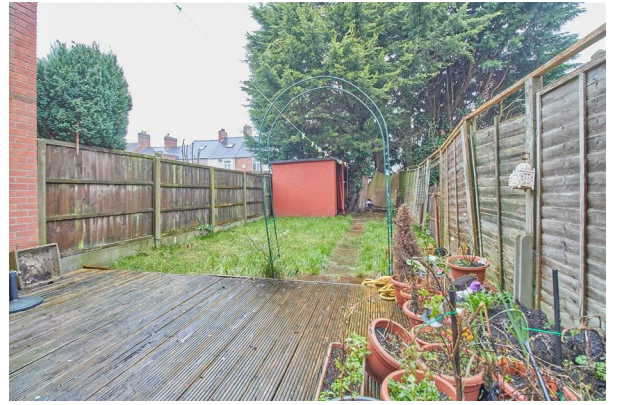
7'5" x 11'11" (2.27 x 3.64)

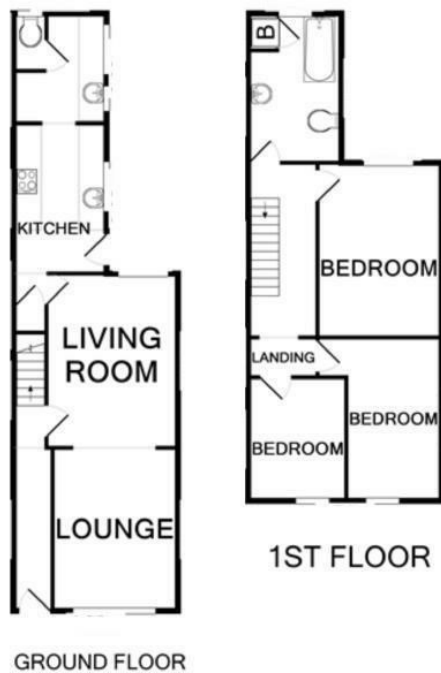
with white suite consisting panelled bath, electric shower unit above. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. Radiator. Door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.



OUTSIDE

the property is set back from the road. Stoned front forecourt/ potential for a driveway. A covered shared side entry leads through a timber gate to the good sized fenced and enclosed rear garden which has a stone rear yard beyond which in a timber decking patio. The garden is principally laid to lawn. Timber shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
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