

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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8 BOWLING GREEN ROAD, HINCKLEY, LE10 1EX

£180,000

NO CHAIN. Extended vastly improved and refurbished traditional end terraced house of character. Sought after and highly convenient location within walking distance of the town, the Crescent, local schools, the Leisure Centre, doctors, dentist and train and bus stations. Immaculately presented including original strip pine panelled interior doors, wooden/ tiled flooring, multi fuel stove, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers lounge and dining kitchen. Two double bedrooms and bathroom with shower. Front and large sunny rear garden with shed. Viewing highly recommended. Carpets, blinds, wardrobes and most white goods included.



TENURE

Freehold

ACCOMMODATION

Attractive composite panelled and SUDG front door to

FRONT LOUNGE

10'11" x 12'0" (3.34 x 3.66)

with feature fireplace having ornamental wood surrounds, black slate hearth and brick backing incorporating a black cast iron multi fuel stove. Display shelving to side alcove. Double panelled radiator. TV aerial point. Original strip pine panelled interior doors to



INNER LOBBY

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

FITTED DINING KITCHEN TO REAR

11'0" x 20'5" (max.) (3.36 x 6.24 (max.))

L-shaped with a range of cream and beech finish fitted kitchen units consisting inset Belfast sink unit, mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and drawers. Contrasting Butchers block working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units including two display units with glazed doors. Appliance recess points. Cream Leisure Gourmet classic cooker included with a stainless steel chimney extractor hood above. Integrated dishwasher. Plumbing for automatic washing machine. Fitted book and display shelving. Terracotta tiled flooring. Two radiators. Door to outside. Further door and stairway to first floor.



BATHROOM TO REAR

7'6" x 5'11" (2.30 x 1.81)

with white suite consisting P-shaped panelled bath, shower unit above and glazed shower screen to side. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds, including the flooring. Double panelled radiator. Extractor fan. Wall mounted display shelving.



FIRST FLOOR LANDING

with loft access.

FRONT BEDROOM ONE

10'11" x 12'0" (3.35 x 3.67)

with a range of bedroom furniture consisting one double and one single wardrobe unit with mirrored glazed doors. Further built in wardrobe over the stairway. Original strip pine flooring. Double panelled radiator.



BEDROOM TWO TO REAR

11'7" x 11'0" (3.54 x 3.37)

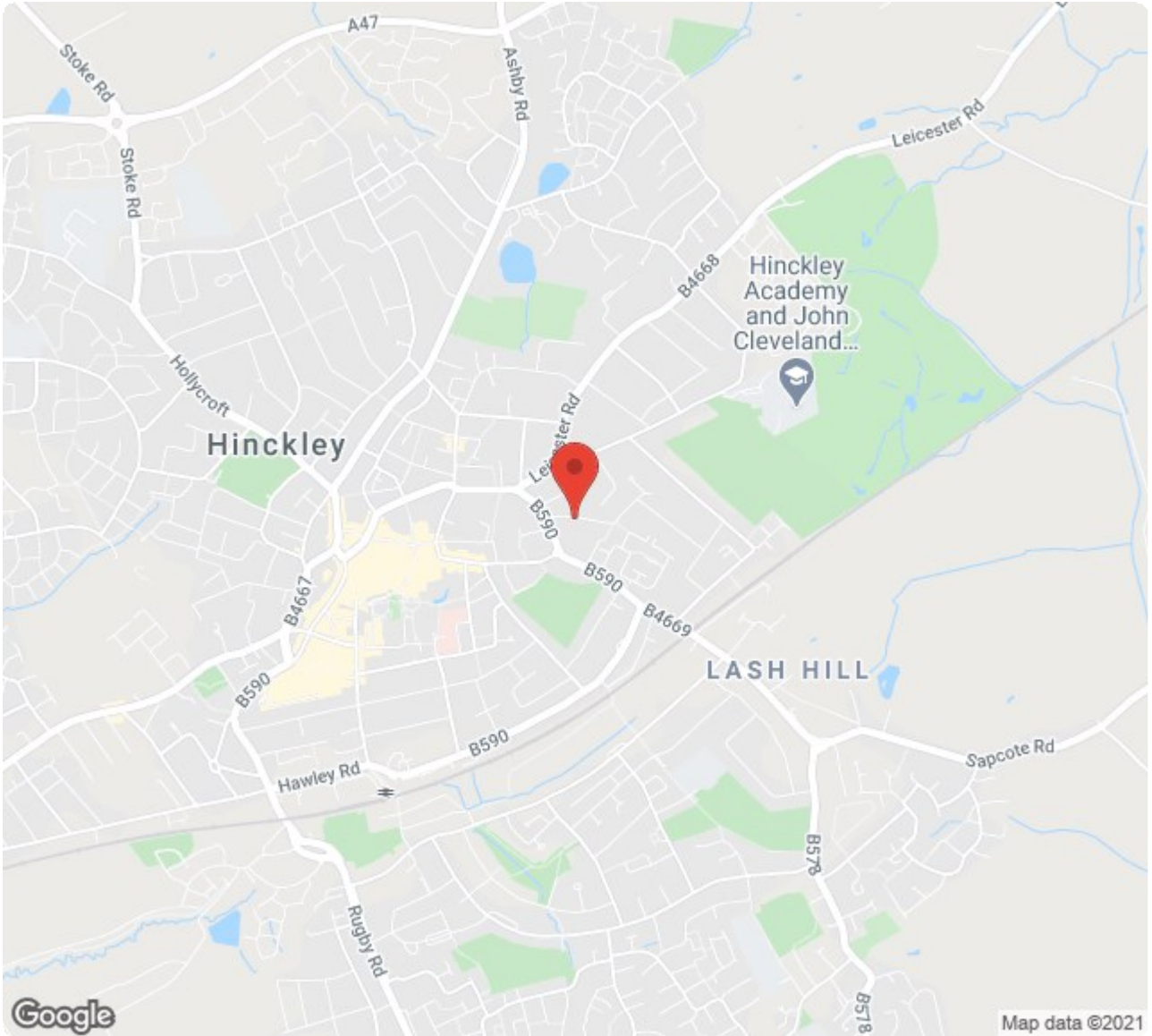
with oak finish laminate wood strip flooring. Built in wardrobe/ storage cupboard over the stairs. Radiator. Further storage cupboard housing the Vaillant gas condensing combination boiler for central heating and domestic hot water with wireless programmer.



OUTSIDE

the property is nicely situated set back from the road screened behind a mature hedge. The front garden is black paved for easy maintenance. A shared slabbed pathway leads down the side of the property. Adjacent to the rear of the house is a long fully fenced and enclosed rear garden with a semi-circle slabbed patio. The garden is principally laid to lawn with surrounding well stocked beds and borders. To the top of the garden there is a further timber decking patio and a large timber shed. The garden has a sunny aspect. Log store.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			
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