

Scrivins & Co

ESTATE AGENTS & LETTING AGENTS

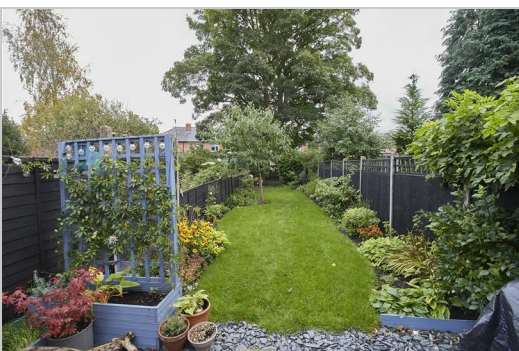
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100 MOUNT ROAD, HINCKLEY, LE10 1AE

ASKING PRICE £190,000

A delightful extended traditional terraced property. Sought after and highly convenient location within walking distance of Queens Park, local schools, the Crescent, the leisure centre, train station and the town. Immaculately presented benefitting from feature fireplaces including log burner, laminate wood strip flooring, gas central heating and UPVC SUDG. Spacious property offers lounge, dining room and breakfast kitchen. 3 good bedrooms and bathroom. Front and rear garden with shed. Blinds and majority of the light fittings are included. Viewing highly recommended



TENURE

Freehold

ACCOMMODATION

Wooden and glazed front door to

LOUNGE TO FRONT

12'0" x 11'10" (3.66 x 3.61)

with MDF laminate wood strip flooring. Feature fireplace incorporating a coal effect gas fire. TV aerial point. Thermostat for central heating. Double panelled radiator. Archway to



DINING ROOM TO REAR

12'0" x 15'1" (3.66 x 4.62)

with feature fireplace incorporating a log burner with tiled surrounds. Double panelled radiator. Stairway to first floor with a useful range of storage cupboards beneath, housing the gas and electric meters. Inset ceiling spotlights. UPVC SUDG French doors to rear garden. Telephone point. Wood panelled interior door to



EXTENDED BREAKFAST KITCHEN TO REAR

20'0" x 7'1" (6.12 x 2.16)

with a range of fitted kitchen units with roll edge working surfaces above. Inset four ring electric hob and stainless steel extractor fan above. Tiled splashbacks. Inset 1 and a half bowl stainless steel sink with mixer tap above and drainer, and cupboard beneath. Inset ceiling spotlights. Integrated dishwasher. Electric oven and grill. Further range of drawer units and wall mounted cupboard units. TV aerial point. Breakfast bar. Double panelled radiator. Fashionable tall radiator. Vinyl flooring. Useful utility area with plumbing for automatic washing machine, dryer included, roll edge working surfaces, range of wall mounted cupboard units. Inset ceiling spotlights. Stable door to outside.



FIRST FLOOR LANDING

with smoke alarm. Loft access. Double panelled radiator. Wooden panelled interior door to

BEDROOM ONE TO FRONT

13'10" x 11'5" (4.23 x 3.49)

with built in wardrobe. TV aerial point. Double panelled radiator.



BEDROOM TWO TO REAR

11'1" x 12'0" (3.38 x 3.68)

with built in wardrobe. Double panelled radiator.



BEDROOM THREE TO REAR

9'1" x 6'11" (2.79 x 2.13)

with airing cupboard housing the Worcester gas combination boiler for central heating and domestic hot water. Double panelled radiator.



BATHROOM

5'6" x 6'1" (1.69 x 1.87)

with white suite consisting panelled bath with mixer taps and rainfall shower attachment above. Tiled surrounds. Low level WC. Pedestal washing basin. Inset ceiling spotlights. Window to side.



OUTSIDE

The property is nicely situated set back from the road screened behind a low level fence and wrought iron gate. Hard landscaped front garden. Shared alley way with lighting offers access to the rear garden with shared access. Slabbed patio adjacent to the rear of the property. The remainder of the fenced garden is principally laid to lawn with well stocked beds and borders. To the top of the garden there is a timber shed and compost bin. Outside power point, tap and light with motion sensor.





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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Not environmentally friendly - higher CO ₂ emissions			
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