

# 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



## 9 MIDDLEFIELD COURT, HINCKLEY, LE10 0QT

**£108,000**

NO CHAIN. Modern Mason built ground floor maisonette for the over 55's. Popular and convenient cul de sac location within walking distance of the town centre, the Crescent, doctors, dentist, Leisure Centre, train and bus stations and Hollycroft park. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, feature fireplace, refitted shower room, gas central heating and UPVC SUDG, Offers breakfast kitchen and lounge dining room. 1 Double bedroom with bedroom furniture and shower room. Well kept communal gardens, parking space, drying areas and bin stores. Viewing recommended. Carpets, curtains and light fittings included.





## TENURE

### LEASEHOLD

999 year lease

£200 per annum includes ground rent & service charge.

## ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

### FITTED BREAKFAST KITCHEN TO REAR

11'4" x 8'7" (3.46 x 2.64)

with inset single drainer stainless steel sink unit with double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting roll edge working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units. Stainless steel chimney extractor hood. Appliance recess points. Plumbing for automatic washing machine. Gas and electric cooker points. Wall mounted Vaillant gas condensing combination boiler for central heating and domestic hot water with wireless digital programmer. Radiator. Coving to ceiling.



### LOUNGE DINING ROOM TO FRONT

11'4" x 14'11" (3.46 x 4.56)

with feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect electric fire. Radiator. TV aerial point. Coving to ceiling. Digital programmer for central heating and domestic hot water. Door to an airing cupboard with fitted shelving and radiator. Attractive white 6 panel interior doors to



### INNER LOBBY

with door to built in storage cupboard.

### BEDROOM TO FRONT

9'5" x 11'10" (2.88 x 3.63)

with a range of Hammonds bedroom furniture in white consisting two double wardrobe units, two matching bedside cabinets and chest of drawers. Radiator. TV aerial point. Coving to ceiling.



### REFITTED SHOWER ROOM TO REAR

5'10" x 8'3" (1.78 x 2.52)

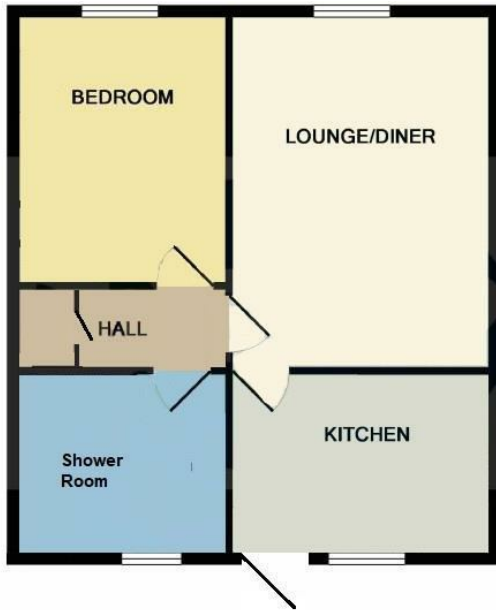
with white suite consisting fully tiled corner shower cubicle with glazed shower doors. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Contrasting full tiled surrounds including the flooring. Chrome heated towel rail.



## OUTSIDE

the property is nicely situated in a cul de sac set back from the road behind a lawned garden area. Timber gates offer access to the well kept communal garden areas principally lawned with surrounding beds and borders. There is also an allocated car parking space and bin store.





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | 73                      | 76        |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
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