

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

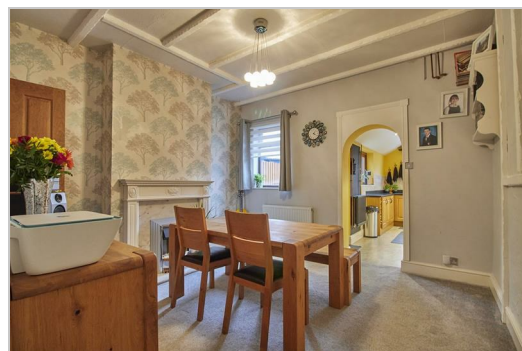
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## 78 TRINITY LANE, HINCKLEY, LE10 0BJ

**£160,000**

Vastly improved and refurbished traditional 3 storey bay fronted terraced house. Popular and highly convenient location within walking distance of the Town, the Crescent, schools, doctors, dentists, train and bus station and Hollycroft Park. Immaculately presented including oak panelled interior doors, feature fireplaces, refitted kitchen and bathroom, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room and kitchen. Three good bedrooms and bathroom with shower. Front and private hard landscaped sunny rear garden with shed. Viewing highly recommended. Carpets and blinds included.



## TENURE

Freehold

## ACCOMMODATION

Open pitch and tiled canopy porch. Attractive UPVC SUDG front door to

### FRONT LOUNGE

12'4" x 13'7" (3.77 x 4.16)

with feature contemporary fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Fitted electric meter cupboard to side alcove. Radiator. Coving to ceiling. TV aerial point, including Virgin Media. All power points and light switched in the house are in chrome.



### INNER LOBBY

with door to useful under stairs storage cupboard with fitted shelving, light and power.

### REAR DINING ROOM

12'5" x 11'10" (3.80 x 3.63)

with feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a stainless steel living flame pebble effect electric fire. Radiator. TV aerial point, including Virgin Media. Thermostat for central heating system. Door and stairway to first floor. Feature archway to



### FITTED KITCHEN TO REAR

6'5" x 13'11" (1.96 x 4.26)

with a range of medium oak fitted kitchen units consisting inset black single drainer resin sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting black roll edge working surfaces above with inset four ring ceramic hob unit. Double fan assisted oven with grill beneath. Black chimney extractor hood above. Matching upstands and tiled splashbacks. Further matching wall mounted cupboard units including one display unit with glazed doors and concealed lighting. Concealed lighting over the working surfaces. Integrated microwave oven. Appliance recess points. Plumbing for automatic washing machine and dishwasher. Double panelled radiator. Inset ceiling spotlights. Composite panelled and SUDG door to the rear garden.



### FIRST FLOOR LANDING

with door and stairway to second floor. Attractive oak panelled interior doors to

### FRONT BEDROOM ONE

12'0" x 12'5" (3.66 x 3.80)

with a range of fitted bedroom furniture in white consisting three double wardrobe units, two matching bedside cabinets and chest of drawers. Radiator.



### BEDROOM TWO TO REAR

7'1" x 11'10" (2.16 x 3.62)

with built in single wardrobe over the stairs. Double panelled radiator. Inset ceiling spotlights.



### REFITTED BATHROOM TO REAR

4'11" x 10'2" (1.51 x 3.12)

with white suite consisting panelled bath, electric shower unit above. Pedestal wash hand basin. Low level WC. Contrasting grey tiled surrounds. Chrome heated towel rail. Oak finish laminate wood strip flooring. Mirror fronted cupboard housing the gas condensing combination boiler for central heating and domestic hot water. Extractor fan.



### SECOND FLOOR BEDROOM THREE

12'5" max. x 15'3" max. (3.81 max. x 4.66 max. )

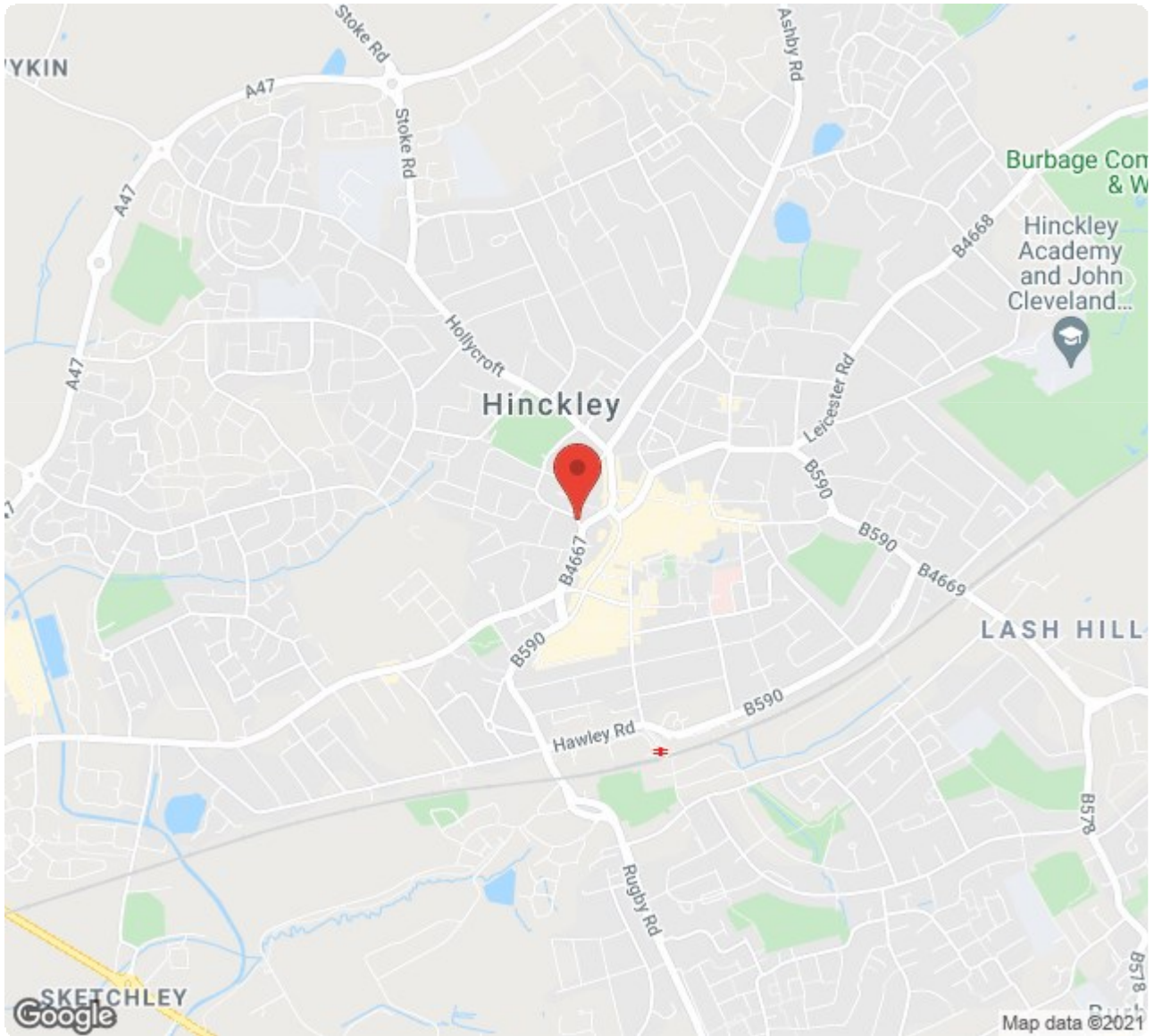
with a range of home office fitted bedroom furniture in beech consisting built in work station, cupboards and drawers beneath. Display shelving/ book shelving above. Radiator. Door into the eaves offering generous boarded storage space with lighting.



## OUTSIDE

the property is set back from the road screened behind a brick retaining wall with a paved front forecourt. There is a covered shared pedestrian access to the private fully fenced and enclosed rear garden which has been hard landscaped having a block paved rear yard. There is a low brick retaining wall. The garden is block paved for easy maintenance with surrounding raised beds in slate. To the top of the garden there is a timber shed with light and power. Outside tap and light. Garden has a sunny aspect.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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