

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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41 HOLLIERS WALK, HINCKLEY, LE10 1QW

OFFERS OVER £180,000

Spacious traditional terraced house on a large plot. Popular and highly convenient location within walking distance of the town, Aldi, the Crescent, local schools, doctors surgery, leisure centre, Hollycroft park, bus and train stations and good access to major road links. Well presented and much improved including panelled interior doors, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers lounge with feature fireplace, inner lobby, dining kitchen, utility and bathroom with separate shower cubicle. Two double bedrooms. Long rear garden. Driveway to garage accessed from the rear. Viewing highly recommended. Carpets, curtains, blinds and light fittings included.



TENURE

FREEHOLD

Council Tax Band A

EPC Rating C

ACCOMMODATION

Property is set back from the road with paved frontage having wrought iron gate. UPVC SUDG front door to

LOUNGE TO FRONT

11'11" x 10'10" (3.64 x 3.32)

Electric fuse board, shelving and double panelled radiator. TV and telephone points. Door to:



DINING KITCHEN TO REAR

11'11" x 10'5" (3.65 x 3.20)

Refitted with fashionable range of painted units with roll edge work surfaces above. Inset stainless steel sink and drainer with mono tap above and double cupboard beneath. Further range of floor standing cupboards and drawers. Cooker with five ring gas hob and oven with splashback, grill and warming drawer beneath. Further painted wall mounted cupboard units. Tiled flooring and smoke alarm.

Archway to:



UTILITY ROOM

8'6" x 5'1" (2.60 x 1.55)

Roll edge working surfaces with plumbing for automatic washing machine, shelving, tiled flooring and double panelled radiator. UPVC SUDG French doors to rear garden. Wood panelled interior door to:

REFITTED BATHROOM TO REAR

10'5" x 5'2" (3.19 x 1.58)

White suite consisting panelled bath with tiled surrounds, pedestal wash hand basin and low level WC. Separate shower cubicle with tiled surrounds and mixer shower. Tiled flooring, extractor fan, double panelled radiator and small loft access.



FIRST FLOOR LANDING

Loft access which is partially boarded, shelving and panelled interior doors to:

FRONT BEDROOM ONE

11'11" x 11'0" (3.65 x 3.36)

Double panelled radiator.



REAR BEDROOM TWO

12'0" x 10'8" (3.66 x 3.27)

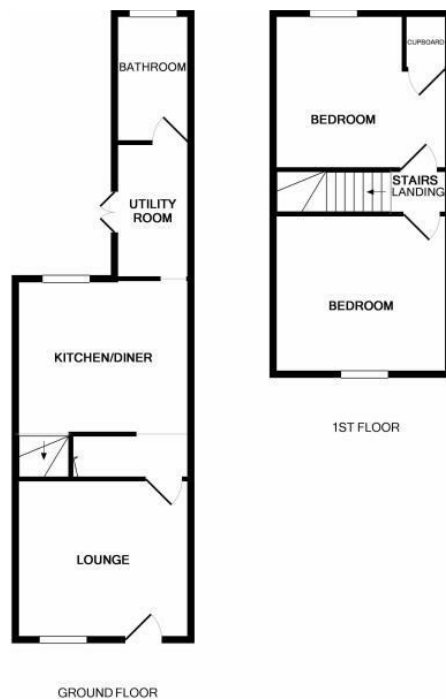
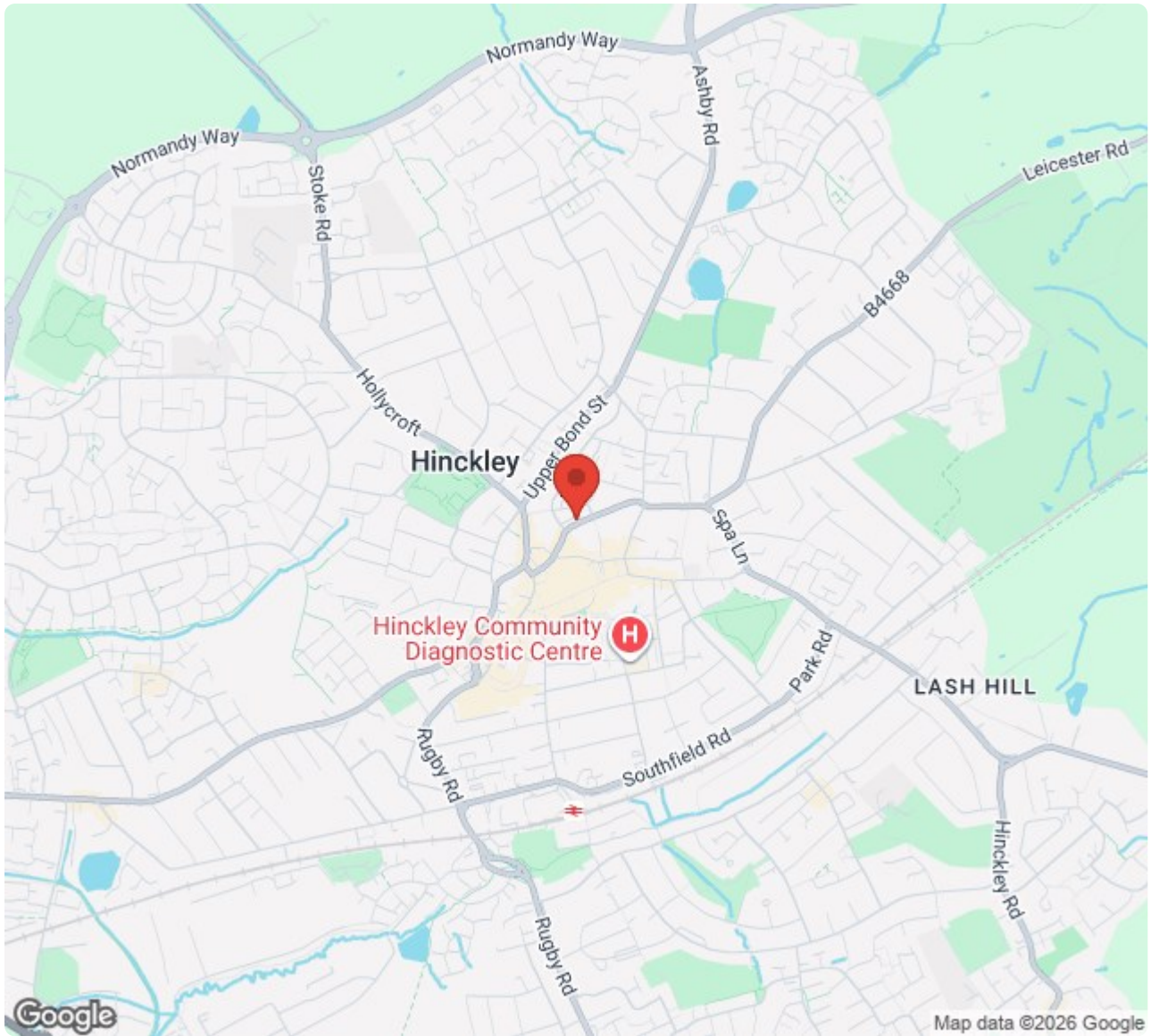
Cupboard housing Ideal Instinct gas combination boiler for central heating and domestic hot water. Double panelled radiator and rail to side alcove.



OUTSIDE

To the rear of the property is a patio with low level timber gate, long rear garden enclosed by panelled fencing with shared footpath access. Garden is principally laid to lawn, there is access to rear to a concrete garage with up and over door to front and area to front to park one car.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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