

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 12 HENRY STREET, HINCKLEY, LE10 0HD

**OFFERS OVER £160,000**

NO CHAIN. Extended, traditional semi detached house on a good sized plot. Popular and convenient location within walking distance of a parade of shops, doctors surgery, schools, Morrisons supermarket, open countryside, the town centre and with good access to major road links. In need of modernisation benefiting from gas central heating, feature fireplace and UPVC SUDG. Accommodation offers lounge diner, kitchen and bathroom. Three good sized bedrooms. Driveway to front and side offering ample car parking/ caravan storage. Front and large enclosed rear garden. Carpets, blinds and light fittings included.





## TENURE

Freehold  
Council Tax Band A

## ACCOMMODATION

UPVC SUDG front door leads to

## ENTRANCE HALLWAY

With stairway to the first floor, smoke alarm. Panel and glazed interior door to

## LOUNGE/DINING ROOM TO FRONT

` (6.69 x 3.26)

A feature fireplace with tiled hearth and brick backing with wooden mantle. Two radiators, fuse box and electric meter.



## KITCHEN TO REAR

15'0" x 8'0" (4.58 x 2.45)

With a range of floor standing kitchen units with roll edge working surfaces above, inset drainer stainless steel sink with mixer taps above. Space for a gas cooker plumbing for a washing machine. Tiled splashbacks. UPVC SUDG door leading to the rear garden.



## BATHROOM TO FRONT

5'7" x 8'9" (1.72 x 2.68)

With panelled bath with mixer taps above, low level WC and pedestal wash hand basin. Fully tiled surrounds and double panelled radiator.



## FIRST FLOOR LANDING

With smoke alarm.

### BEDROOM ONE TO FRONT

10'7" x 14'4" (3.25 x 4.37)

With radiator and cupboard housing the Valliant gas combination boiler for central heating and domestic hot water.



### BEDROOM TWO TO FRONT

12'0" x 6'11" (3.67 x 2.11)

With radiator.



### BEDROOM THREE TO REAR

8'11" x 7'0" (2.74 x 2.14)

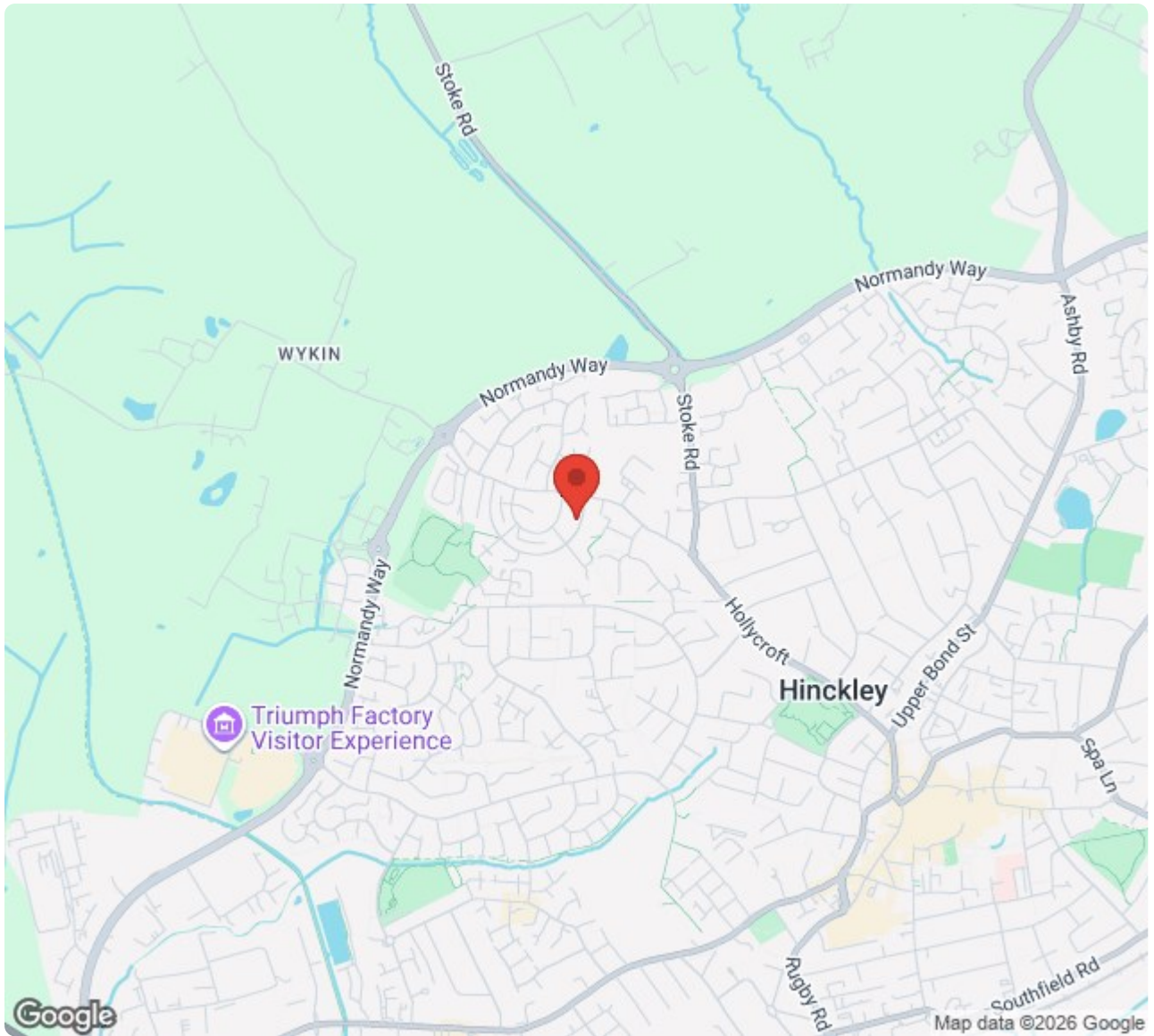
With radiator.

### OUTSIDE

The property is nicely situated set back from the road with a slabbed and stoned driveway to front with the remainder of the front garden principally laid to lawn and surrounded by hedging. A slabbed pathway leads to the front door. To the left hand side of the property is a further long driveway which offers ample carparking or caravan storage and leads to the good sized fenced and enclosed rear garden. With a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn and a further slabbed pathway leads down the right hand side of the property and offers access to the bottom of the garden where there is an aluminium shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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