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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3 GLADSTONE TERRACE, HINCKLEY, LE10 1HE

OFFERS OVER £196,000

Delightful extended double fronted terraced cottage of character. Popular and highly convenient location within walking distance of the town, The Crescent, local schools, the Leisure Centre, Doctors and Dentists, bus and train stations, Queens Park and with good access to major road links. Well presented the property benefits from panelled interior doors, coving, feature Victorian fireplaces, refitted shower room, gas central heating and UPVC SUDG. Offers entrance hall, lounge, sitting room, dining room, kitchen and utility room. Two double bedrooms and shower room. Hard landscaped cottage garden. Viewing highly recommended.

TENURE
Council tax Band B

ACCOMMODATION
UPVC SUDG front door to

ENTRANCE HALLWAY
With stairway to first floor, ceramic tiled flooring, cupboard which houses the gas meter. Wooden and glazed door to

SITTING ROOM TO FRONT
9'3" x 10'4" (2.84 x 3.17)
There was a fireplace in here but is currently bricked off with tiled hearth and backing, coving to the ceiling, wall lights, TV aerial point, door to useful under stairs storage.

LOUNGE TO FRONT
12'5" x 10'5" (3.81 x 3.18)
With feature fireplace incorporating a coal effect gas fire with tiled hearth and wooden surround, cupboards and shelving to side alcoves, coving to ceiling, wall lights, TV aerial point, telephone point, single panelled radiator.

KITCHEN TO REAR

8'5" x 8'2" (2.57 x 2.50)

With laminate wood strip flooring, a range of floor standing wooden cupboard with roll edge working surfaces above, cooker with four ring gas hob and fan assisted oven and grill. Further range of wall mounted cupboard units including display shelving, inset one and a half bowl sink with mixer tap above and cupboard beneath. Appliance recess points and freezer, wooden and glazed door to

DINING ROOM TO REAR

8'2" x 9'7" (2.49 x 2.94)

With vinyl flooring, UPVC SUDG door to the outside, attractive wood panelling, TV aerial point. Attractive white panelled interior door to

UTILITY ROOM/WC

5'1" x 6'3" (1.56 x 1.92)

With roll edge working surface, plumbing for automatic washing machine, wall mounted cupboard units, low level WC and a small sink, loft access.

BEDROOM ONE TO FRONT

10'4" x 12'5" (3.17 x 3.80)

With feature fireplace, single panel radiator.

BEDROOM TWO TO FRONT

10'5" x 12'7" (3.19 x 3.84)

With feature fireplace, single panel radiator. Loft access which is boarded with light.

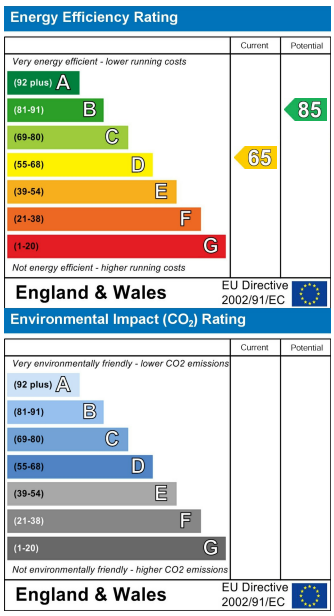
REFITTED SHOWER ROOM

8'2" x 8'3" (2.50 x 2.53)

With a large shower cubicle with glazed shower screen and mixer shower including rainfall shower attachment. Tiled surrounds, vanity sink unit, low level WC. Chrome heated towel rail and fully tiled surrounds. Inset ceiling spot lights, loft access. Airing cupboard that houses the Worcester gas combination boiler for central heating and domestic hot water, shelving above.

OUTSIDE

Access is via a timber gate, to side is the enclosed and fenced rear garden which is hard landscaped for easy maintenance with raised slate beds and pergola. Wooden bar which is also included with outside lighting and outside tap, electric points. A shared pathway runs across adjacent to the rear of the property.



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