

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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17 HIGHFIELDS ROAD, HINCKLEY, LE10 1UT

OFFERS OVER £170,000

NO CHAIN! Traditional bay fronted, two bedroom, terraced house. Sought after and convenient tree lined road within walking distance of the town centre, the crescent, local schools, Leisure Centre, Queens Park, bus and train stations, dentist, bars and restaurants, doctors and good access to major road links. Benefiting from gas central heating, feature fireplace and UPVC SUDG. Spacious accommodation offers lounge, dining room and extended kitchen. Two double bedrooms and wet room. Enclosed hard landscaped rear garden with outdoor WC. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

UPVC SUDG front door to

LOUNGE TO FRONT

12'1" x 13'10" into bay (3.69 x 4.22 into bay)

With radiator and coving to ceiling. Wooden and glazed door to



DINING ROOM TO REAR

12'1" x 12'10" (3.69 x 3.93)

With radiator and feature fireplace incorporating a gas fire. Door to an under stairs storage cupboard housing the meters the fuse box and further fitted storage. Wooden and glazed door to



EXTENDED KITCHEN TO REAR

18'6" x 7'0" (5.66 x 2.15)

With a range of floor standing fitted kitchen units with oak effect roll edge working surface above and inset stainless steel drainer sink with hot and cold tap. Cooker with gas hob above and under counter space for a washing machine. Tiled splashbacks and lino flooring. UPVC door to the rear garden.



FIRST FLOOR LANDING

With loft access and radiator. Wooden and glazed door to

BEDROOM ONE TO FRONT

13'10" x 12'0" (4.23 x 3.68)

With radiator and door to an over stairs storage cupboard.



BEDROOM TWO TO REAR

12'11" x 10'10" (3.94 x 3.32)

With radiator and fitted wardrobe unit with drawer beneath and further fitted storage. Original open fireplace which is currently boarded up.



WET ROOM TO REAR

14'2" x 6'11" (4.32 x 2.13)

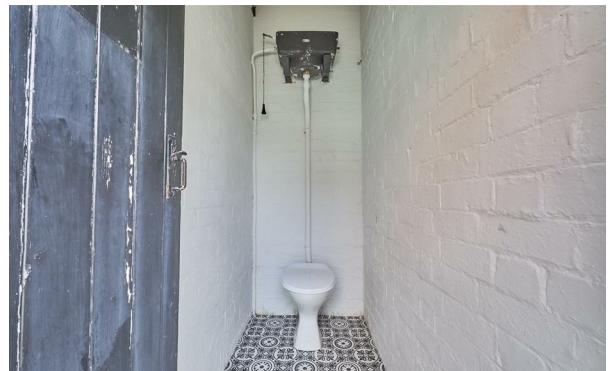
With shower cubicle with mains shower attachment and shower curtains surrounding. Low level WC, vanity sink unit with double cupboard beneath and tiled splashbacks. Anti slip waterproof flooring and radiator. Door to cupboard housing the Worcester gas combination boiler.



OUTDOOR WC

2'11" x 6'0" (0.91 x 1.83)

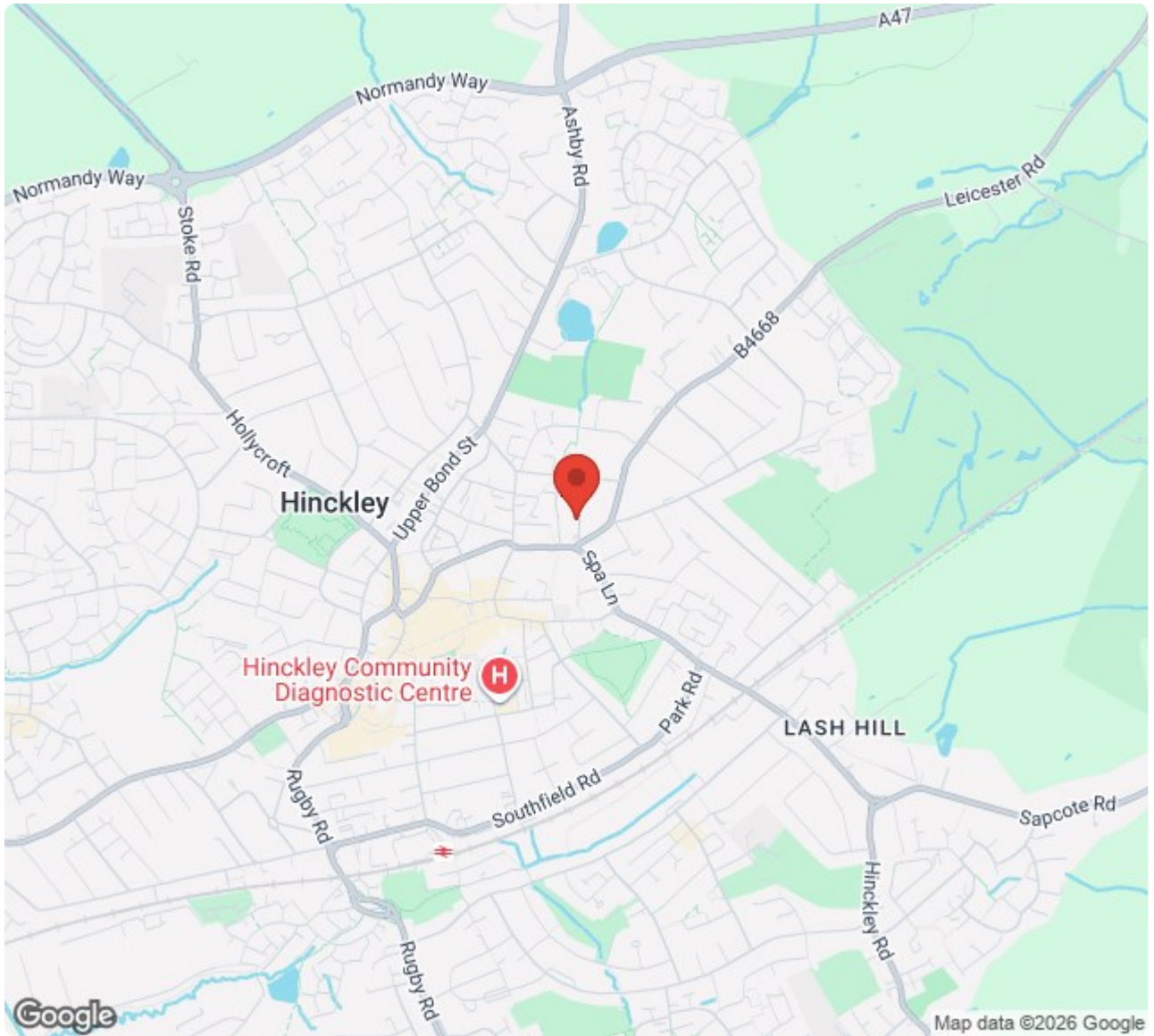
With high level WC.



OUTSIDE

The property is nicely situated with a slabbed front garden enclosed by a low brick wall and access down the right hand side of the property through a gate leads to the fenced and enclosed rear garden which is laid in slabs for easy maintenance. There is also a outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(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		67
(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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