

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

T 01455 890480 E [sales@scrivins.co.uk](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



### 4 WILLIAM ILIFFE STREET, HINCKLEY, LE10 0LY

**ASKING PRICE £195,000**

No Chain. Spacious traditional semi detached family home on a large plot. Popular and convenient location within walking distance of the town centre, the crescent, Westfield Junior School, train and bus stations, doctors, dentists and good access to major road links. Well presented and much improved, including white panel interior doors, wooden flooring, refitted kitchen and shower room. Gas central heating, UPVC SUDG, UPVC soffits and fascia's. Offers entrance porch, entrance hall, lounge, dining kitchen, separate WC and UPVC SUDG conservatory, 2 double bedrooms (previously three), wide blocked paved driveway and large rear garden with two sheds. Viewing recommended. Carpets and blinds included.





## TENURE

Freehold  
Council Tax Band B  
EPC Rating D

## ACCOMMODATION

UPVC SUDG front door with outside security light to

## ENTRANCE PORCH

With ceramic tiled flooring leading to

## ENTRANCE HALLWAY

With grey wood grain laminate wood strip flooring, wall mounted electric meter cupboard, stairway to first floor. Attractive white six panel interior doors to

## LOUNGE TO FRONT

11'11" x 14'2" (3.65 x 4.34)

With fitted living flame coal effect gas fire and raised tiled hearth, fitted storage cupboards and display shelving to side alcoves, one housing the gas meter. Grey wood grain laminate wood strip flooring, radiator, TV aerial point.



## REFITTED DINING KITCHEN TO REAR

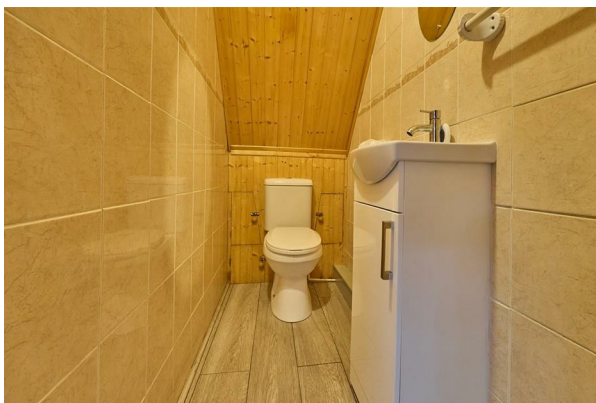
17'6" x 9'0" (5.35 x 2.75)

With a fashionable range of gloss light grey fitted kitchen units with soft close doors consisting inset circular stainless steel sink unit and matching drainer, mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting dark grey roll edge working surfaces above with inset four ring ceramic hob unit, double fan assisted oven with grill beneath, tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points and plumbing for automatic washing machine and dishwasher. Concealed lighting over the working surfaces. Power points and light switches are all in chrome. Radiator, grey wood grain laminate wood strip flooring. Floor to ceiling broom cupboard. UPVC SUDG door leads to the UPVC SUDG conservatory.



## SEPARATE WC

With white suite consisting low level WC, vanity sink unit with gloss white cupboard beneath, grey wood grain laminate wood strip flooring, contrasting fully tiled surrounds.



### CONSERVATORY TO REAR

15'3" x 7'8" (4.66 x 2.36)

With ceramic tiled flooring, one double power point and wall light. UPVC SUDG French doors to both the side and rear.



### FIRST FLOOR LANDING

With single panelled radiator, loft access.

### BEDROOM ONE TO REAR (PREVIOUSLY 2 BEDROOMS)

17'7" x 10'4" (5.36 x 3.17 )

With a range of fitted bedroom furniture to the full width of one wall in beech consisting three double wardrobe units. Gloss wood grain laminate wood strip flooring, two radiators.



### BEDROOM TWO TO FRONT

10'9" x 11'5" (3.28 x 3.48)

With feature original white cast iron fireplace, built in double wardrobe and airing cupboard to side alcoves, the airing cupboard housing the Valliant gas condensing combination boiler for central heating and domestic hot water with built in programmer. Gloss finish laminate wood strip flooring, radiator.



### REFITTED SHOWER ROOM TO FRONT

7'8" x 7'6" (2.36 x 2.29)

With white suite consisting of a fully tiled shower cubicle with glazed shower doors, low level WC, pedestal wash hand basin, contrasting fully tiled surrounds. Wood grain laminate wood strip flooring, radiator, extractor fan, wall mounted white bathroom cabinet.

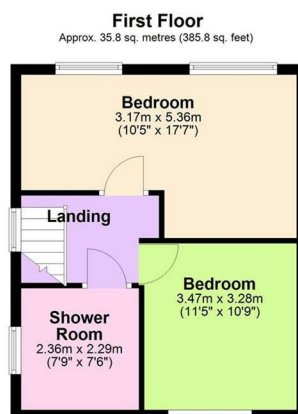
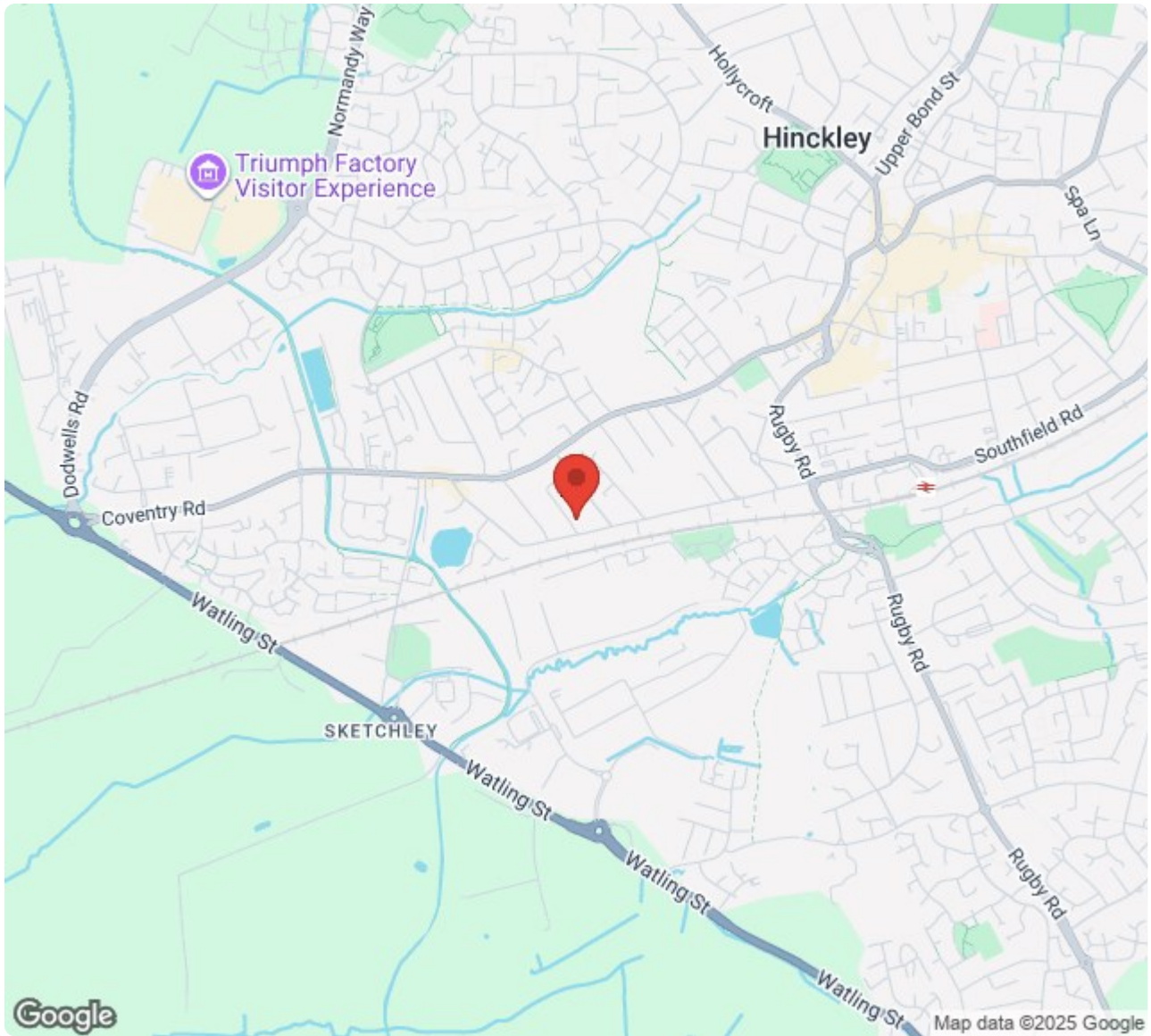


## OUTSIDE

The property is set back from the road having a full width block paved driveway to front, a decorative stone pathway and timber gate lead down the side of the property to the long rear garden which is enclosed by panelled fencing and mature hedging, having a full width block paved patio adjacent to the rear of the property where there is an outside tap, edged by a low brick retaining wall, beyond which the garden is principally laid to lawn. There is also a plastic and metal shed included.







Total area: approx. 88.2 sq. metres (949.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>65</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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		
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