

# 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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**6 DRUID STREET, HINCKLEY, LE10 1QH**

**ASKING PRICE £160,000**

**NO CHAIN.** Traditional terraced house of character. Popular and convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentists, Hollycroft park, the leisure centre, train and bus stations and good access to major road links. Benefits include white panelled interior doors, feature fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, kitchen, 3 double bedrooms & garden to rear. Viewing recommended. Carpets and curtains included.



## TENURE

Freehold  
EPC Rating E  
Council Tax Band A

## ACCOMMODATION

UPVC SUDG Door to

## LOUNGE TO FRONT

13'11" x 11'3" (4.26 x 3.43)

With feature stone fireplace, wall lighting, coving to ceiling, double panelled radiator and panelled do to



## KITCHEN

11'8" x 11'1" (3.57 x 3.40)

With tiled flooring, double panelled radiator, inset spotlights, range of gloss and cream floor standing kitchen cupboard units with brushed chrome handles, solid wood worktops, ceramic drainer sink with chrome mixer tap above. built in stoves oven with four ring hob and extractor above. Further matching range of wall cupboard units, stairs to first floor landing, Honeywell heating thermostat opening to



## LOBBY

5'4" x 3'7" (1.64 x 1.10)

With tiled flooring, wall mounted Valliant boiler which is currently out of use. Sliding door to

## BATHROOM

5'0" x 6'0" (1.53 x 1.83)

With tiled flooring, three piece suite consisting of pedestal wash hand basin with chrome mixer tap, low level WC, panelled bath with chrome mixer tap and wall hung white towel heater.



## LEAN TOO

3'7" x 10'5" with concrete flooring (1.1 x 3.19 )

With concrete flooring consisting of breezeblock wall and plastic roof, UPVC SUDG door to rear garden.



## FIRST FLOOR LANDING

With smoke alarm

### **BEDROOM ONE TO FRONT**

12'5" x 11'2" (3.80 x 3.41)

With double panelled radiator, built in wardrobes with shelving and hanging rail.



### **BEDROOM TWO TO REAR**

10'6" x 11'3" (3.21 x 3.44)

With single panelled radiator and built in cupboards with shelving,



### **LOFT ROOM**

11'10" x 11'6" (3.63 x 3.53)

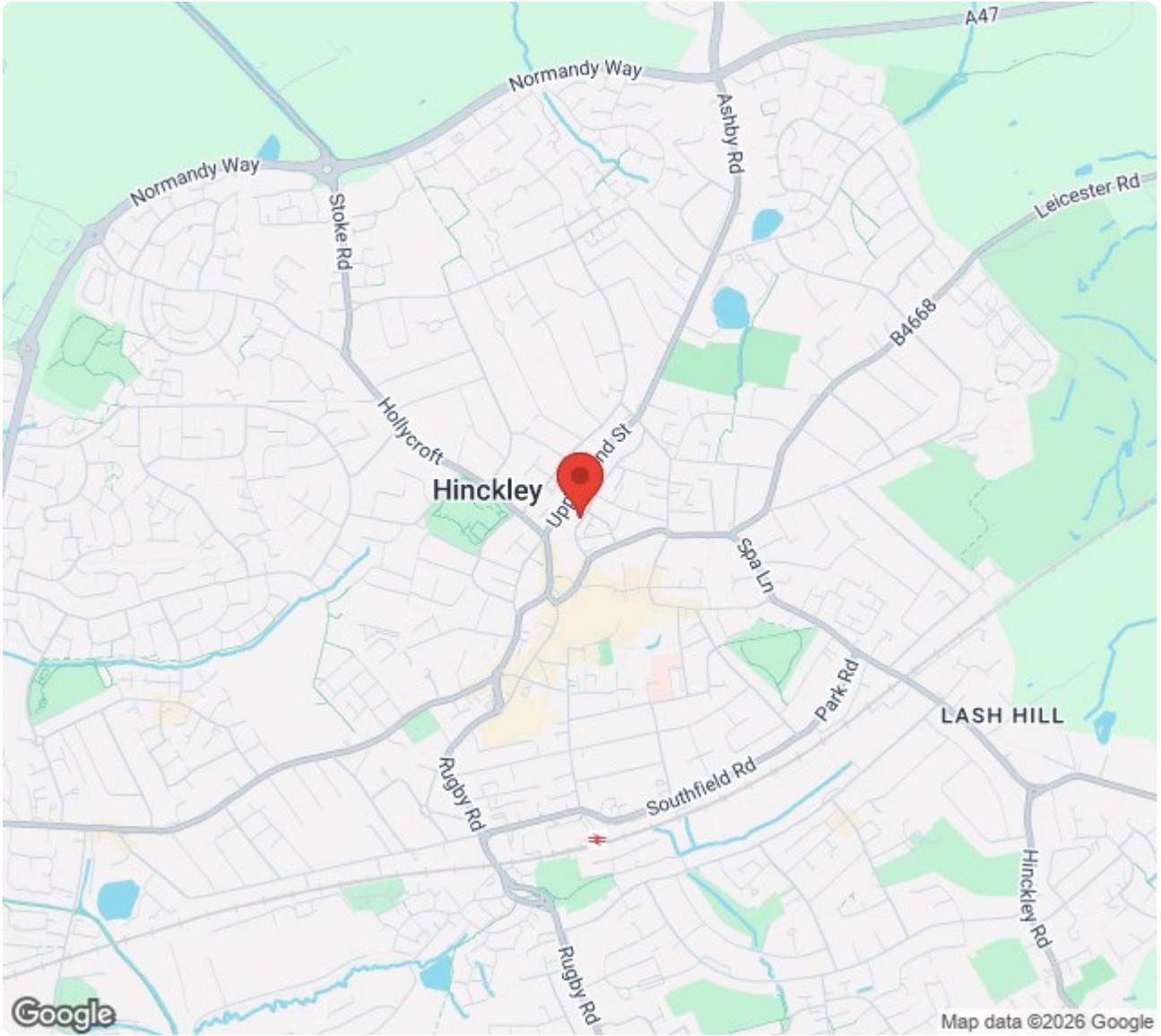
With smoke alarm, single panelled radiator and built in wardrobes with shelving.



### **OUTSIDE**

The property to rear has a block paved path leading to concrete slabbed patio. There is also neighbouring access for bins.





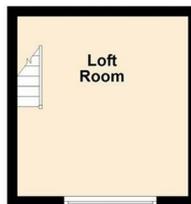
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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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