

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 31 EDWARD STREET, HINCKLEY, LE10 0DH

**OFFERS OVER £180,000**

NO CHAIN. Attractive traditional semi detached family home of character. Popular and convenient location within walking distance of the town centre, the Crescent, schools, doctors, restaurants, Leisure Centre, Hollycroft park and train and bus stations. Immaculately presented and much improved including white panelled interior doors, wooden flooring, feature contemporary fireplaces, modern kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room and kitchen. 3 double bedrooms and bathroom with shower. Hard landscaped front and sunny rear garden with brick built WC and storeroom. Viewing recommended. Carpets, blinds and cooker included.





## TENURE

Freehold

## ACCOMMODATION

Open canopy porch with outside lighting. Attractive navy blue composite panelled front door to

### FRONT LOUNGE

11'10" x 11'9" (3.63 x 3.60)

with feature grey tiled fireplace incorporating a living flame coal effect gas fire. Light grey wood grain laminate wood strip flooring. Double panelled radiator. TV and telephone points, including Sky. Original coving to ceiling. Original white panelled interior doors to



### INNER LOBBY

with grey laminate flooring. Fitted meter cupboard. Stairway to first floor.

### REAR DINING ROOM

11'11" x 11'11" (3.65 x 3.64)

with feature contemporary fireplace in grey incorporating a stainless steel living flame pebble effect electric fire. Grey woodgrain laminate wood strip flooring. TV aerial point. Walk in under stairs storage cupboard/ cloaks cupboard. Thermostat for central heating system.



### FITTED KITCHEN TO REAR

11'1" x 7'5" (3.40 x 2.27)

with a range of grey fitted kitchen units consisting inset 1 and a half bowl single drainer stainless steel sink unit. Mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting white roll edge working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units and wine rack. Appliance recess points. Electric cooker included with a stainless steel chimney extractor hood above. Plumbing for automatic washing machine. Grey ceramic tiled flooring. Radiator. UPVC SUDG door to outside.



### FIRST FLOOR LANDING

with loft access.

### FRONT BEDROOM ONE

12'1" x 11'8" (3.69 x 3.58)

with feature original white cast iron fireplace. Double panelled radiator.



### **BEDROOM TWO TO REAR**

12'1" x 8'10" (3.69 x 2.71)

with feature original cast iron fireplace. Double panelled radiator. Built in wardrobe over the stairs.



### **BEDROOM THREE TO REAR**

9'1" x 7'4" (2.77 x 2.25)

with double panelled radiator. Double airing cupboard in white housing the Worcester gas condensing combination boiler for central heating and domestic hot water with digital programmer.



### **FAMILY BATHROOM**

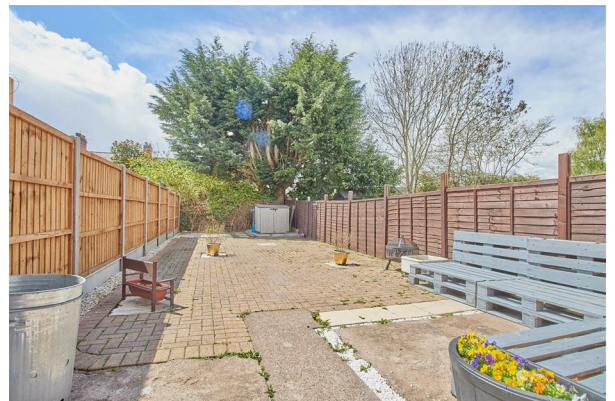
7'10" x 4'5" (2.41 x 1.36)

with white suite consisting panelled bath, shower unit above. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds, including the flooring. Radiator. Extractor fan.



### **OUTSIDE**

the property is set back from the road screened behind a brick retaining wall with a slabbed front forecourt. A slabbed pathway and timber gate lead down the side of the property to the fully fenced and enclosed rear garden which has a sunny aspect. Adjacent to the rear of the property is a concrete rear yard with outside tap and light. Attached to the rear is a brick built store/utility with light, power and a further brick built WC. The rear garden has been hard landscaped in slabs and block paving for easy maintenance.







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>		
(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		
		<b>52</b>
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		
England & Wales EU Directive 2002/91/EC		



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