

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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4 PRINCESS ROAD, HINCKLEY, LE10 1EB

OFFERS OVER £200,000

Impressive 2015 Evans Heritage built townhouse. Popular and highly convenient location within walking distance of the Town Centre, the Crescent, local schools, the Leisure Centre, train and bus stations, doctors, dentist and parks. Immaculate contemporary style interior, NHBC guarantee, energy efficient with a range of good quality fixtures and fittings. Benefits include white panelled interior doors, ceramic tiled flooring, spindle balustrades, spotlights, wired in smoke alarms. Gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, separate WC, fitted kitchen and lounge dining room. Two double bedrooms and bathroom with shower. Double driveway. Hard landscaped front and enclosed sunny rear garden. Viewing highly recommended. Carpets, blinds and shed included.



TENURE

Freehold

ACCOMMODATION

Open pitch and tiled canopy porch with outside lighting. attractive composite panel and SUDG front door to

ENTRANCE HALLWAY

With ceramic tiled flooring. Radiator. Wired in smoke alarms. Inset ceiling spotlight. Digital programmer and thermostat for central heating and domestic hot water. Stairway to first floor with white spindle balustrades. Door to

FITTED KITCHEN TO FRONT

5'8" x 10'2" (1.73 x 3.11)

With a fashionable range of matte cream fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting walnut finish roll edge working surfaces above with inset four ring ceramic hob unit. Single fan assisted oven with grill beneath, integrated extractor above. Matching up stands. Further matching range of wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water. Integrated fridge freezer. Plumbing for automatic washing machine. Concealed lighting over the working surfaces. Inset ceiling spotlights. Heat detector. Ceramic tiled flooring. Attractive white 6 panel interior doors leads to



LOUNGE DINING ROOM TO REAR

12'10" x 13'4" (3.93 x 4.07)

With radiator. Inset ceiling spotlights. TV aerial point. Useful under stairs storage cupboard with lighting. UPVC SUDG French doors to rear garden.



SEPARATE WC

5'8" x 2'9" (1.75 x 0.86)

with white suite consisting low level WC. Wall mounted sink unit. Ceramic tiled flooring. Chrome heated towel rail. Wall mounted consumer unit. Inset ceiling spotlights. Extractor fan.



FIRST FLOOR LANDING

With white spindle balustrades. Further digital programmer and thermostat for central heating system. inset ceiling spotlights. Wired in smoke alarm. Loft access with extending aluminium ladder for access. The loft is boarded with lighting.

REAR BEDROOM ONE

8'7" x 12'9" (2.63 x 3.89)

With radiator. Power point and TV aerial point for a wall mounted flat screen TV.



BEDROOM TWO TO FRONT

12'10" x 8'11" (3.93 x 2.74)

With radiator. TV aerial and power points for a flat screen TV. Built in storage cupboard/ wardrobe over the stairs.



BATHROOM

6'4" x 6'3" (1.95 x 1.92)

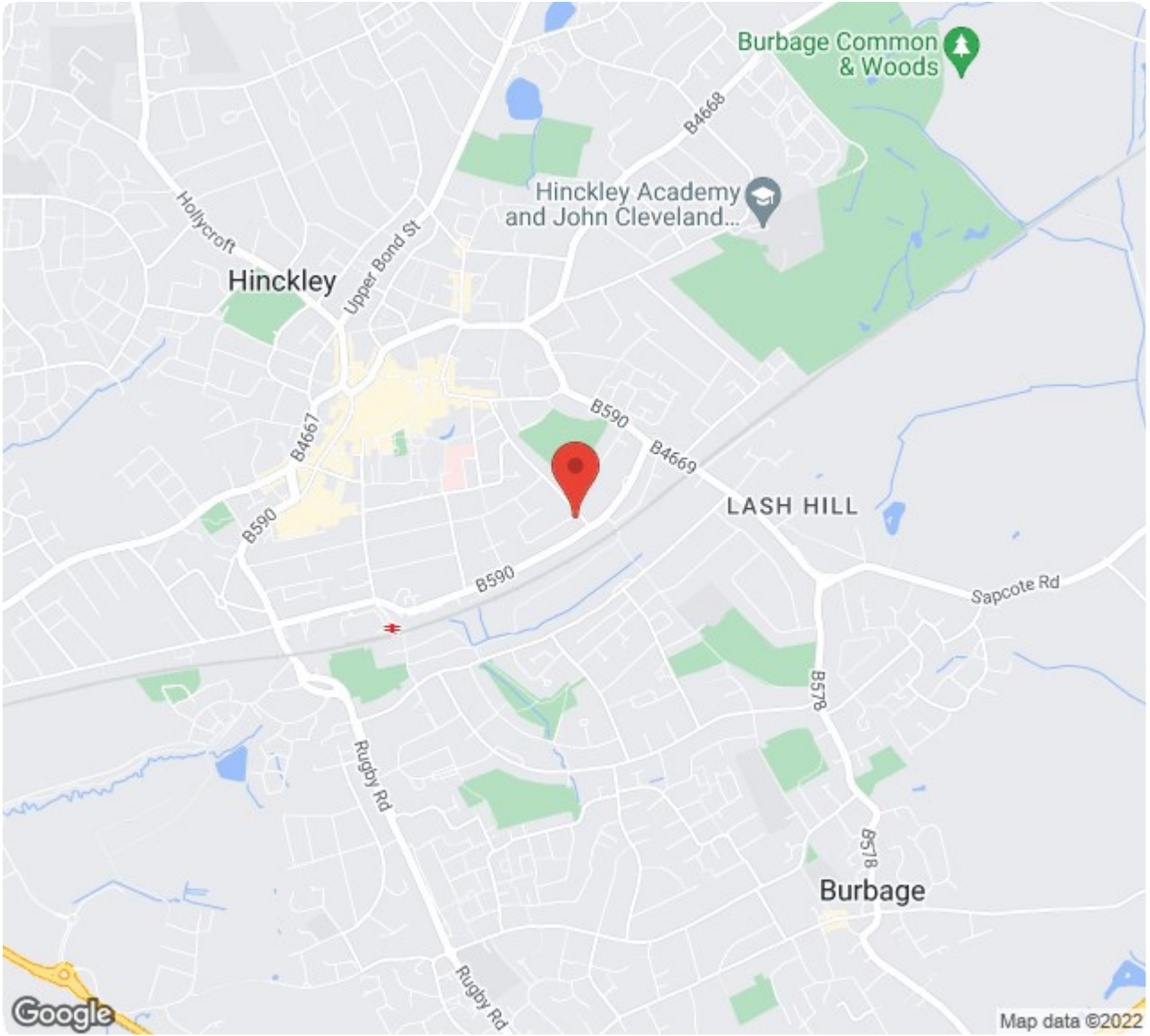
With white suite consisting p-shaped panelled bath, main shower unit above and glazed shower screen to side. Wall mounted sink unit. Low level WC. Contrasting tiled surrounds including the flooring. Large wall mounted mirror. Chrome heated towel rail. Shaver point. Inset ceiling spotlights. Extractor fan.



OUTSIDE

the property is nicely situated set back from the road screened behind picket fencing. The front garden is stoned and slabbed for easy maintenance. Timber gate offers access to the fully fenced and enclosed rear garden which has a sunny aspect. The garden is hard landscaped having a full width slabbed patio adjacent to the rear of the property edged by railway sleepers beyond which the garden is principally stoned and slabbed for easy maintenance. To the top of the garden there is a timber shed. There is an outside tap and light and double power point. There are two tarmac car parking spaces to rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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			
(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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