

Scrivins & Co

Sales & Lettings

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 W scrivins.co.uk



81 DRUID STREET, HINCKLEY, LE10 1QQ

OFFERS OVER £200,000

Outstanding vastly improved and refurbished traditional end 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 bars and restaurants, and good access to major road links. Immaculately presented including white panelled interior doors, wooden flooring, chrome power points, feature Victorian style fireplaces, modern kitchen & bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining room and kitchen. Three bedrooms (main with built in wardrobe) and bathroom. Driveway to side and hard landscaped enclosed rear garden. Viewing highly recommended. Carpets and light fittings are included. Ideal First Time Buy.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Attractive composite front door to:

ENTRANCE HALLWAY

With tiled flooring, stairway to first floor, smoke alarm and wall mounted control for central heating system. Attractive white panelled interior door to:

LOUNGE TO FRONT

11'10" x 10'11" (3.62 x 3.34)

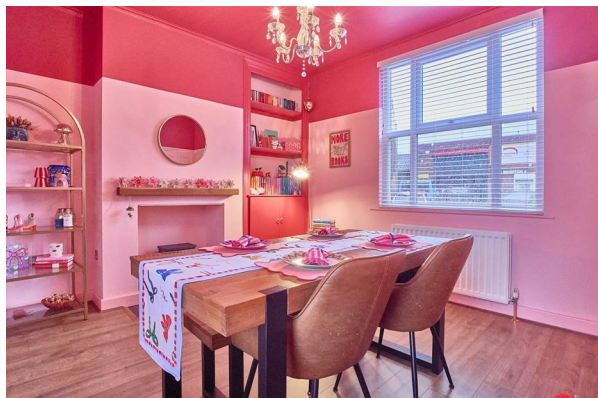
Feature fireplace incorporating electric fire with wooden mantle above and tiled hearth, laminate flooring. Coving to ceiling, radiator.



DINING ROOM TO FRONT

12'2" x 12'9" (3.72 x 3.89)

Feature fireplace incorporating electric fire with wooden mantle above and tiled hearth & laminate flooring. Shelving to side alcove including a meter cupboard. Double panel radiator, TV aerial point and coving to ceiling. Attractive white panelled interior door to useful understairs storage cupboard which houses the gas meter. Archway through to:



REFITTED KITCHEN TO REAR

11'1" x 7'5" (3.38 x 2.28)

Fashionable range of fitted kitchen units in grey incorporating inset stainless steel sink and drainer having mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and three drawer unit with working surfaces above and tiled splashbacks, laminate flooring. Appliance recess points and plumbing for automatic washing machine. Zanussi oven and grill included. Further matching wall mounted cupboard units and stainless steel chimney extractor hood. Wall mounted Glow Worm gas boiler for central heating and domestic hot water. Single panel radiator and UPVC SUDG door to rear garden. Attractive white panelled interior door to:



REFITTED BATHROOM TO REAR

7'3" x 6'0" (2.22 x 1.83)

P shaped panelled bath with Triton electric shower above, pedestal wash hand basin and low level WC. Chrome heated towel rail, extractor fan and fully tiled surrounds including the flooring.



FIRST FLOOR LANDING

Smoke alarm, loft access and single panel radiator. Attractive white panelled interior doors to:

BEDROOM ONE TO FRONT

11'9" x 10'11" (3.60 x 3.35)

Victorian style feature fireplace, double panel radiator and TV aerial point. White panel door to large built in wardrobe with shelf above.



BEDROOM TWO TO FRONT

8'7" x 13'6" (2.62 x 4.13)

Feature Victorian style fireplace, double panel radiator and TV aerial point.



BEDROOM THREE TO REAR

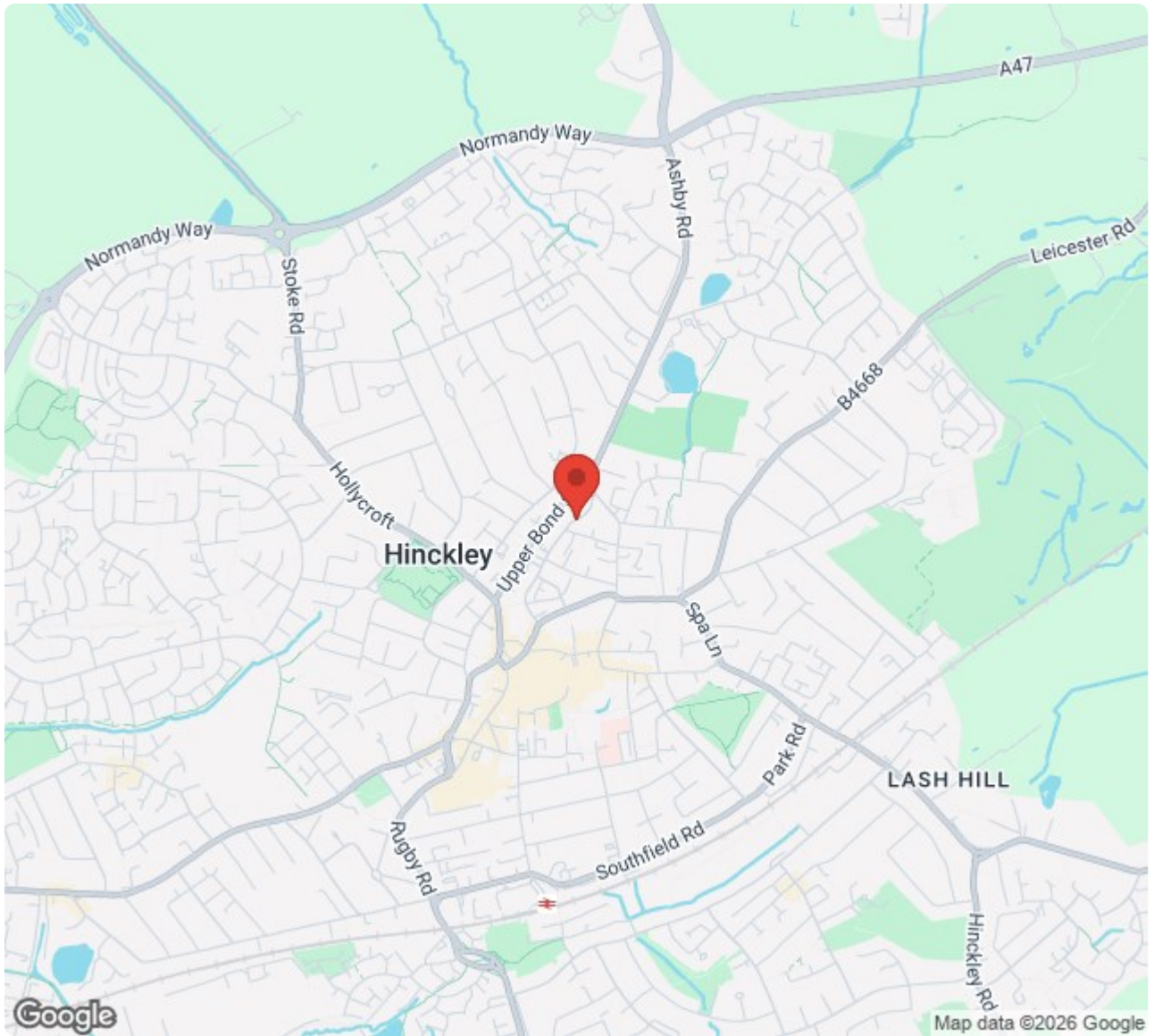
7'3" x 10'11" (2.21 x 3.33)

Double panel radiator.



OUTSIDE

Property benefits from driveway to side. Timber gate offers access to the walled enclosed rear garden which is hard landscaped for easy maintenance with surrounding beds and raised border. Outside tap and lighting.



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 52 | |
| (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 | | |
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