

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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80 COVENTRY ROAD, HINCKLEY, LE10 0JT

ASKING PRICE £160,000

NO CHAIN. Traditional three storey terraced property. Sought after and convenient location within walking distance of Westfield Junior School, the Town, the Crescent, train and bus station and with good access to major road links. Well presented and benefiting from feature fireplaces, re fitted kitchen and shower room, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room, kitchen and shower room and three double bedrooms. Enclosed front garden. Rear courtyard and enclosed hard landscaped rear garden with timber garage and shed. Carpets, blinds, curtains and light fittings included.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

UPVC SUDG front door to

LOUNGE TO FRONT

11'10" x 11'8" (3.62 x 3.58)

With feature fireplace, coving to ceiling, radiator and thermostat for the central heating system. Wooden interior door to

DINING ROOM TO REAR

11'8" x 11'11" (3.57 x 3.65)

With feature fireplace with stone hearth, backing and mantle incorporating a coal effect gas fire. Radiator and laminate wood strip flooring. Door to an under stairs storage cupboard housing the electric meter and the fuse box. Double doors to a further storage cupboard with shelving. Door and stairway to the first floor. Wooden interior door to



KITCHEN TO REAR

7'7" x 6'2" (2.32 x 1.89)

With a range of floor standing fitted kitchen units with roll edge working surfaces above and inset stainless steel drainer sink with mixer tap. Space for a freestanding cooker, under counter space for a slim line dishwasher. Further range of matching wall mounted cupboard units and shelving. Tiled splashbacks, radiator and vinyl flooring. UPVC SUDG door to the rear garden. A cupboard housing the Ideal gas combination boiler Space for a fridge freezer. White wooden interior door to the



SHOWER ROOM TO REAR

4'9" x 7'9" (1.46 x 2.38)

With fully tiled shower cubicle with mains shower attachment and sliding shower screen. Low level WC, vanity sink unit with double cupboard beneath, chrome heated towel rail, radiator and vinyl flooring.



FIRST FLOOR LANDING

With door and stairway to the second floor. Wooden interior door to

BEDROOM ONE TO FRONT

11'11" x 10'9" (3.64 x 3.30)

With two double fitted wardrobe units with double cupboards above and radiator.



BEDROOM TWO TO REAR

11'8" x 12'0" (3.56 x 3.66)

With fireplace and double panelled radiator. Door to a storage cupboard with shelving.



SECOND FLOOR BEDROOM THREE

14'10" x 10'10" (4.54 x 3.32)

With radiator.

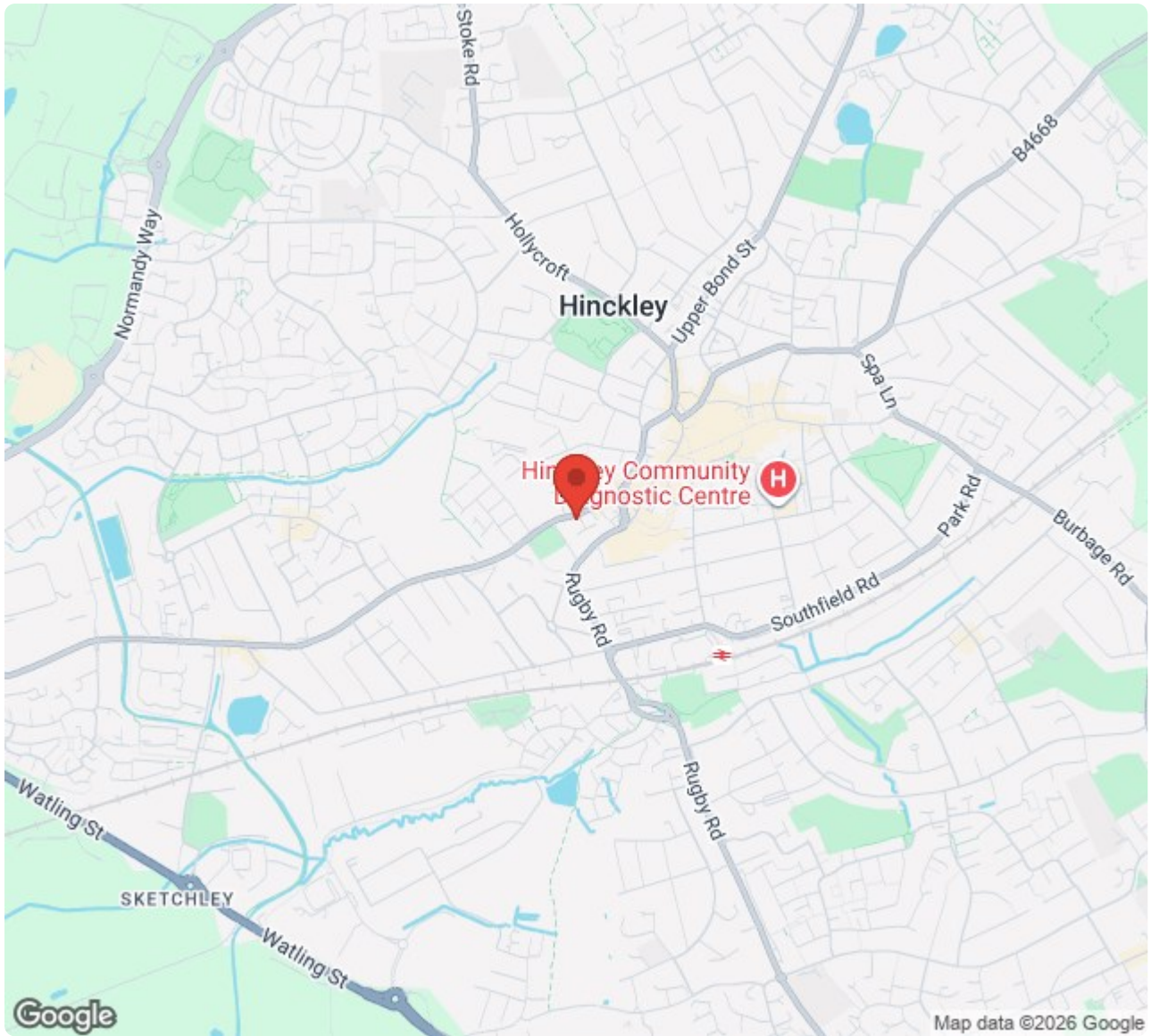


OUTSIDE

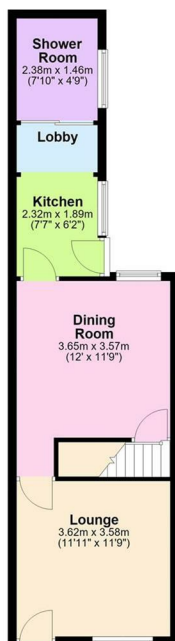
The property is nicely situated set back from the road with a front garden that is laid in slabs and enclosed by a wall and wrought iron railings with gate which leads to the front door. At the rear of the property is an enclosed courtyard with a slabbed patio adjacent to the rear of the property with an outside tap.

A gate offers access to the remainder of the good sized rear garden which is principally laid in stone for easy maintenance with a slabbed pathway that leads down the right hand side of the property. To the bottom of the garden is a good sized timber garage/shed with double doors to rear offering access from the shared road which is at right hand side of the row of houses. There is also a further timber shed.





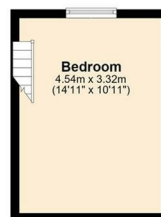
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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