

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 1A JOHN NICHOLS STREET, HINCKLEY, LE10 0LB

**ASKING PRICE £275,000**

Individual modern detached family home. Popular and convenient location within walking distance of the town centre, the Crescent, Westfield Junior school, doctors, dentists, train and bus stations, the town centre, bars and restaurants and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers dining room, lounge with feature fireplace, fitted kitchen and separate WC. Three bedrooms (2 with fitted wardrobes) and refitted bathroom with shower. Wide driveway to large single garage. Front and enclosed sunny rear garden. Viewing highly recommended. Carpets and blinds included.





## TENURE

FREEHOLD

Council Tax Band C

## ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. UPVC SUDG front door to

### DINING ROOM TO FRONT

15'6" x 8'11" (4.74 x 2.72)

with laminate wood strip flooring. Single panelled radiator. Wired in smoke alarm. Stairway to first floor with stained spindle balustrades. Attractive white panelled interior doors to



### SEPERATE WC

with white suite consisting low level WC, wall mounted sink unit, tiled splash backs, laminate wood strip flooring. Keypad for burglar alarm system.

### REAR LOUNGE

10'7" x 15'1" (3.24 x 4.61)

with feature fireplace having ornamental white surrounds with marble hearth and backing incorporating a living flame coal effect gas fire. Radiator. Coving to ceiling. TV aerial point. UPVC SUDG French doors to rear garden.

### FITTED KITCHEN TO REAR

11'6" x 8'11" (3.51 x 2.72)

with a range of beech finish fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting working surfaces above with inset four ring gas hob unit. Single fan assisted oven with grill beneath. Extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine. Ceramic tiled flooring. Radiator. Communicating door to garage.

### FIRST FLOOR LANDING

with stained spindle balustrades. Single panelled radiator. Wired in smoke alarms. Ceiling mounted fan.

### BEDROOM ONE TO FRONT

10'5" x 10'9" (3.19 x 3.28)

with a range of Hammonds fitted bedroom furniture in pear wood consisting three double and one single wardrobe unit. Laminate wood strip flooring. Radiator. Inset ceiling spot lights. TV aerial point. Inset ceiling spot lights.



### BEDROOM TWO TO FRONT

10'3" x 8'4" (3.13 x 2.55)

with a range of Hammonds fitted bedroom furniture in pear wood consisting one double and one single. Further built in single wardrobe over the stairs. Radiator.



### BEDROOM THREE TO REAR

6'9" x 7'4" (2.07 x 2.26)

with radiator.



### REFITTED BATHROOM TO REAR

7'7" x 5'0" (2.32 x 1.54)

with white suite consisting panelled bath with electric shower unit above. Glazed shower screen to side. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Radiator. Extractor fan.



### OUTSIDE

The property is set back from the road having an impressive frontage screened behind a retaining wall. Front garden is principally laid to lawn with wide stoned driveway leads to a large single brick built garage (2.73m x 5.71m) with up and over doors to front with light and power. Wall mounted consumer unit. Wall mounted Valiant gas condensing combination boiler for central heating and domestic hot water (new as of 2022) with wireless digital programmer. Workbench. UPVC SUDG door to rear garden. Timber gates and slabbed pathway lead down the left hand side of the property to the fully fenced and enclosed side and rear garden which has a slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding beds. Stoned patio to the top of the garden. Outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</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		
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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