

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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



### 36 NORTHFIELD ROAD, HINCKLEY, LE10 0LJ

**ASKING PRICE £172,500**

NO CHAIN. A spacious traditional semi-detached house. Popular and convenient location within walking distance of the town, The Crescent, bus and train stations, Doctors, Dentists and good access to major road links. The property benefits from panelled interior doors, feature brick fireplace, modern kitchen, gas central heating and UPVC SUDG. Offers lounge, dining room and kitchen. Two double bedrooms and bathroom with shower. Driveway to front and good sized sunny rear garden with timber shed. Viewing highly recommended. Ideal Buy to Let or First Time buy.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B

**ACCOMMODATION**

UPVC SUDG front door to:

**LOUNGE TO FRONT**

10'11" x 12'5" (3.34 x 3.80)

Double panel radiator, coving to ceiling, TV aerial point



**DINING ROOM**

18'11" x 11'1" (5.78 x 3.38)

Stairway to first floor with spindle balustrades. Feature brick fireplace incorporating electric fire. Double panel radiator and laminate wood strip flooring. Attractive wood panel interior door to:

**KITCHEN TO REAR**

12'1" x 6'11" (3.69 x 2.13)

Range of fitted kitchen units in white with black roll edge working surfaces and tiled splashbacks. Inset four ring gas hob with electric oven and grill beneath and extractor above. Wall mounted Glow Worm gas combination boiler for central heating and domestic hot water. Plumbing for automatic washing machine. inset one and a half bowl stainless steel sink and drainer with mixer tap above and cupboard beneath. Double panel radiator, extractor fan and UPVC SUDG door to outside.

**FIRST FLOOR LANDING**

Loft access and double panel radiator.

**BEDROOM ONE TO FRONT**

11'0" x 12'5" (3.36 x 3.80)

Single panel radiator.



**BEDROOM TWO TO REAR**

11'0" x 9'6" (3.36 x 2.91)

Single panel radiator and coving to ceiling.





## BATHROOM

8'4" x 5'10" (2.55 x 1.80)

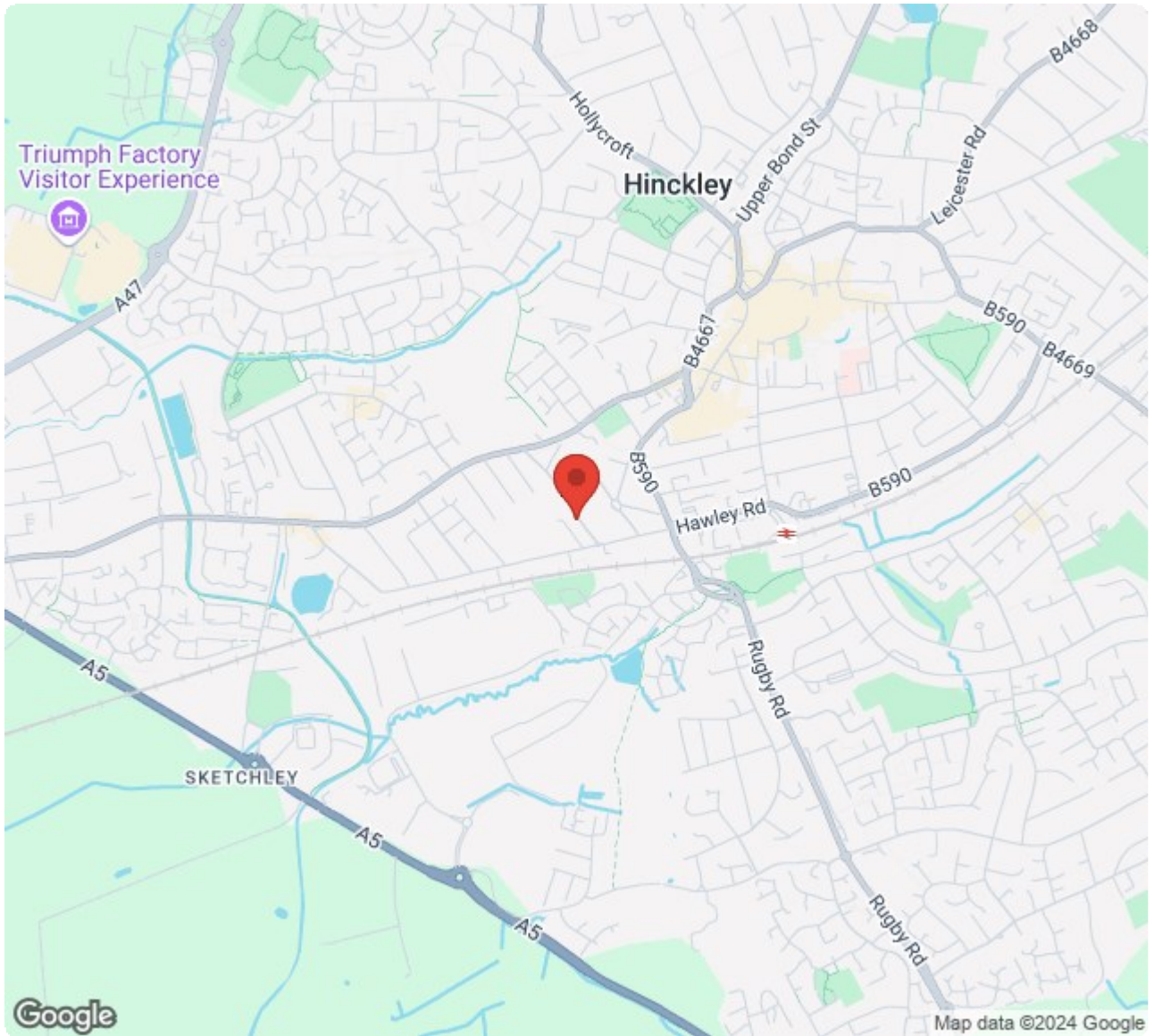
Panelled bath with Triton electric shower above and tiled surrounds, low level WC and pedestal wash hand basin. Double panel radiator, vinyl flooring, wall mounted mirror fronted cupboard and airing cupboard with shelving.



## OUTSIDE

Access via timber gate to side to good sized fenced and enclosed garden to rear. Adjacent to the rear of the property is a raised timber decking area. Lawn and slab pathway leading to the top of the garden with well stocked and established surrounding beds. To the top of the garden is a slabbed area and timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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