

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 96 HOLLYCROFT, HINCKLEY, LE10 0HQ

**ASKING PRICE £325,000**

**NO CHAIN!** Spacious traditional detached family home on a large plot. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, leisure centre, Hollycroft Park, bars and restaurants and good access to major road links. Benefitting from feature fireplace, modern kitchen, refitted shower room, electric storage heaters, garage, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, lounge diner, kitchen & conservatory, . Three bedrooms and shower room, driveway & garden to front large rear garden with side access to garage. Viewing recommended. Carpets, curtains and light fittings included.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

UPVC door to

## ENTRANCE PORCH

6'1" x 1'6" (1.86 x 0.48)

With wood effect vinyl flooring, UPVC door to

## ENTRANCE HALLWAY

6'4" x 11'2" (1.95 x 3.41)

With storage heater, smoke alarm, under stairs storage cupboard. Timber and glazed door to



## KITCHEN

8'11" x 10'4" (2.73 x 3.15)

With tiled flooring, a range of floor standing gloss kitchen cupboard units with brushed chrome handles, Quartz effect working surfaces, resin sink with chrome mixer taps, tiled splashbacks. Freestanding electric Indesit oven, freestanding Indesit fridge. Further matching range of wall cupboard units, dado rail, UPVC SUDG door for side access. Timber Bi-folding door to under stairs storage cupboard housing the fuse board and electric meter. Door to



## THROUGH LOUNGE DINER

13'0" x 23'11" (3.98 x 7.29)

With two storage heaters, feature fireplace with timber mantle and shelving to the side of the alcoves, tiled hearth incorporating an electric fire, coving to ceiling, aluminium sliding doors to



## CONSERVATORY

8'11" x 10'1" (2.72 x 3.08)

With tiled flooring, electric and lighting. PVC double doors to rear garden.



## FIRST FLOOR LANDING

With loft access, storage heater, built in cupboard housing the immersion tank and shelving. Door to

## BEDROOM ONE TO FRONT

10'9" x 11'9" (3.28 x 3.59)

With storage heater built in wardrobes with shelving and hanging rails.



## BEDROOM TWO TO REAR

12'5" x 11'9" (3.81 x 3.60)

With storage heater.



## BEDROOM THREE TO FRONT

8'10" x 7'8" (2.71 x 2.35)

With wall mounted electric heater, built in wardrobes with sliding doors, shelving and hanging rails.



## SHOWER ROOM

6'9" x 7'0" (2.07 x 2.14)

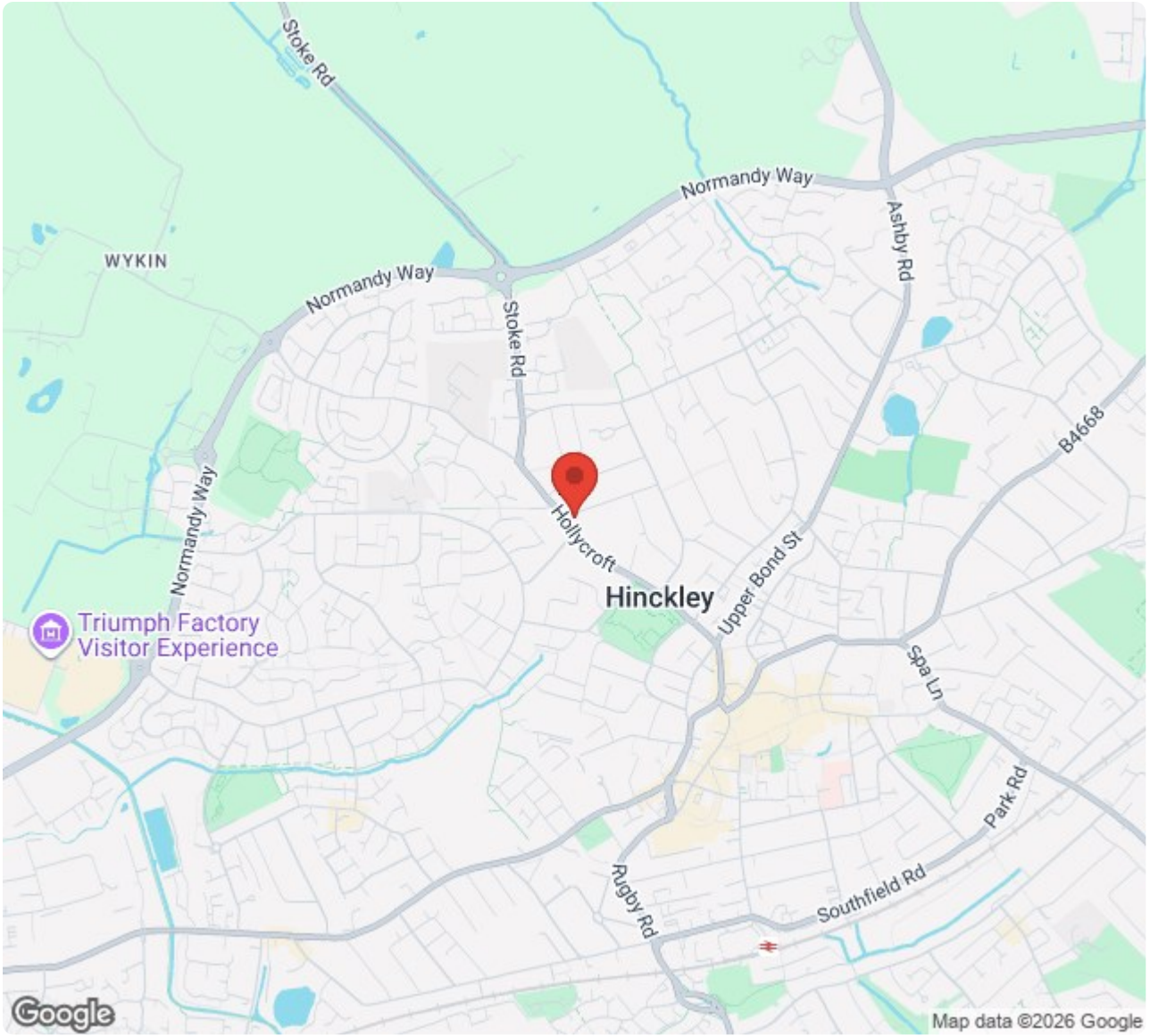
With wood effect laminate flooring, vanity sink and toilet unit with chrome mixer tap and storage and drawers beneath, corner glazed shower enclosure with wall mounted Triton electric shower, inset spotlights, electric towel heater.



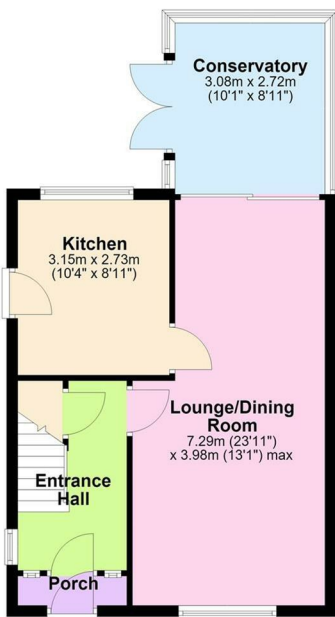
## OUTSIDE

Outside the front is a tarmac driveway beyond wrought iron gates the front garden is predominately laid to lawn surrounded with mature shrubs and fencing another set of double wrought iron gates leading to the rear garden which has a concrete slabbed patio adjacent to the back of the house. A low level retaining wall with beds within with mature shrubs further concrete slabbed patio, an area of lawn, greenhouse. The garden is fenced and enclosed with a single garage which is accessed with timber gates to the side of the property beyond which is a further concrete slabbed patio, beds and shrubs





**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
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