

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



5 CHARLES STREET, HINCKLEY, LE10 1PT

OFFERS OVER £150,000

No Chain! Attractive cream rendered traditional terrace house. Popular and highly convenient cul de sac location within walking distance of the town centre, The Crescent, schools, doctors, dentists, parks, leisure centre, bars and restaurants and good access to major road links. Benefits from feature contemporary marble fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers lounge, open plan living dining kitchen and rear lobby. Two double bedrooms and bathroom with shower. Shared rear yard to rear and car parking space. Contact agents to view. Carpets, curtains and blinds included.



TENURE

Freehold
Council Tax Band A
EPC Rating E

ACCOMMODATION

UPVC SUDG front door to

LOUNGE TO FRONT

11'3" x 11'1" (3.44 x 3.40)

With feature contemporary marble fireplace incorporating a living flame coal effect gas fire. Built in TV plinth and display shelving to side alcove which houses the gas meter, double panelled radiator and coving to ceiling. TV and telephone points, one wall light and door to



INNER LOBBY

With double doors leading to a useful under stairs storage cupboard.

OPEN PLAN DINING KITCHEN TO REAR

11'3" x 21'10" max (3.43 x 6.67 max)



DINING AREA

With laminate wood strip flooring, double panelled radiator. Door and stairway to first floor.

KITCHEN AREA

With a range of white fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting roll edge working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units and appliance recess points, plumbing for automatic washing machine. Cooker included. Laminate wood strip flooring, wall mounted Baxi gas condensing combination boiler for central heating and domestic hot water with wireless digital programmer. Door to



REAR LOBBY/UTILITY ROOM

With laminate wood strip flooring, UPVC SUDG door to the side of the property. Door to

REFITTED BATHROOM TO REAR

6'9" x 5'6" (2.06 x 1.69)

With white suite consisting panelled bath, mains shower unit above, vanity sink unit with white double cupboard beneath. Low level WC, contrasting tiled surrounds. Chrome heated towel rail. Inset ceiling spotlights, extractor fan and mirror fronted bathroom cabinet included.



FIRST FLOOR LANDING

With loft access.

BEDROOM ONE TO FRONT

11'3" x 11'2" (3.43 x 3.42)

With radiator.



BEDROOM TWO TO REAR

11'2" x 11'10" (3.42 x 3.63)

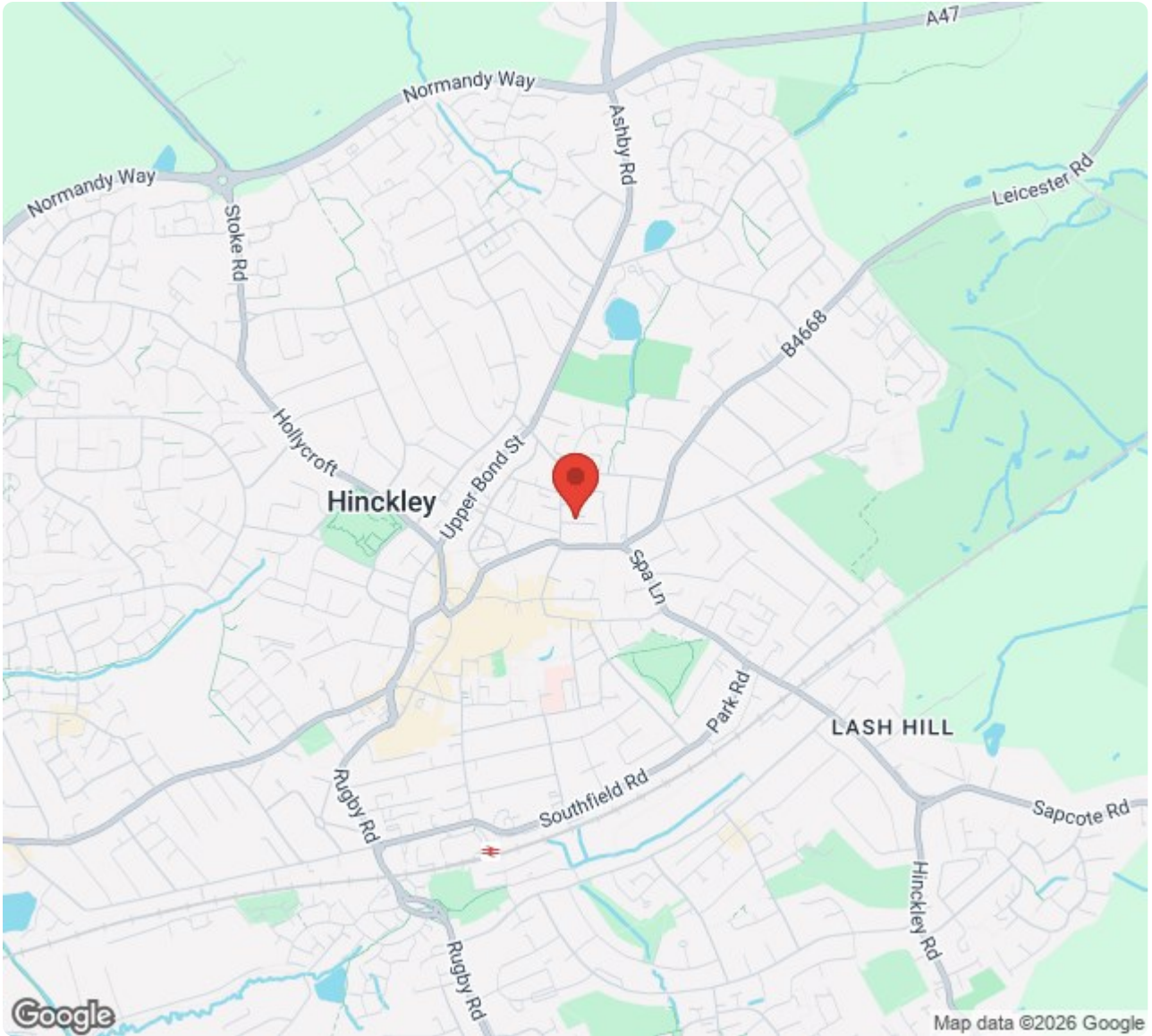
With radiator. Door to a built in wardrobe over the stairs.



OUTSIDE

The property is situated in a cul de sac set back from the road, there is pedestrian access to the rear of the property where there is a concrete rear yard, car parking to rear.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		49	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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