

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



4 NETHERLEY ROAD, HINCKLEY, LE10 0RF

OFFERS OVER £200,000

NO CHAIN! Extended, traditional three bedroom semi detached house. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, ASDA, parks and good access to major road links. In need of modernisation, benefiting from gas central heating, coving, fitted wardrobes, feature fireplace and UPVC SUDG. Offers entrance hallway, lounge, study, kitchen diner, lean to and separate WC. 3 good sized bedrooms (two with fitted wardrobes) and bathroom with shower. Front and hard landscaped rear garden with sheds. Carpets and light fittings included.



TENURE

Freehold
Council Tax Band B
EPC Rating TBC

ACCOMMODATION

White UPVC SUDG front door leads to the

ENTRANCE PORCH

With tiled flooring, gas meter, further wooden and glazed door leads to

ENTRANCE HALLWAY

With stairway to first floor, single panelled radiator, smoke alarm, thermostat for central heating and coving to ceiling. A wooden interior door leads to the under stairs storage cupboard which houses the electric meter and the consumer unit. A further wooden interior door leads to the

FRONT LOUNGE

10'4" x 13'9" (3.15 x 4.20)

With a feature log effect electric fire with wooden hearth, brick effect backing and wooden mantle above. There is fitted display cabinet with various shelving, cupboards and drawers. Single panelled radiator, coving to ceiling and dado rail.



REAR DINING KITCHEN

14'0" max x 10'3" max (4.29 max x 3.14 max)

With a range of blue floor standing cupboard units with roll edge working surfaces. Inset stainless steel drainer sink with mixer tap above. Freestanding oven with gas hob and extractor hood above. A further range of matching wall mounted cupboard units. Plumbing for a washing machine, tiled splashbacks, laminate flooring, coving to ceiling. A wall mounted coal effect electric fire. White UPVC SUDG door leads to



LEAN TO

A white wooden interior door leads to

SEPARATE WC

8'8" x 2'8" (2.66 x 0.83)

With low level WC.

STUDY TO REAR

6'0" x 9'1" (1.84 x 2.79)

With a floor standing three drawer unit with working surface above and inset sink unit with mixer tap. There is also a floor standing cupboard unit and a further built in tall cupboard unit with a further cupboard above. Single panelled radiator and coving to ceiling.



FIRST FLOOR LANDING

With loft access, coving to ceiling. A white wooden interior door leads to

FRONT BEDROOM ONE

11'3" x 10'3" (3.45 x 3.13)

With a range of built in bedroom furniture consisting of two double wardrobe units, a row of matching cupboard units and six matching drawers. There is also a fitted headboard with two bedside tables, single panelled radiator and coving to ceiling.



REAR BEDROOM TWO

12'5" x 9'3" (3.81 x 2.84)

With a range of fitted bedroom furniture consisting of two double wardrobe units, a fitted headboard and two fitted bedside cabinets. There is also a further cupboard housing the Valliant gas combination boiler for central heating and domestic hot water and a further storage cupboard above, Single panelled radiator and coving to ceiling.



FRONT BEDROOM THREE

6'0" x 6'11" (1.83 x 2.11)

With a fitted desk to the wall and a built in cupboard unit with shelving. Coving to ceiling.



REAR BATHROOM

6'0" x 6'6" (1.83 x 2.00)

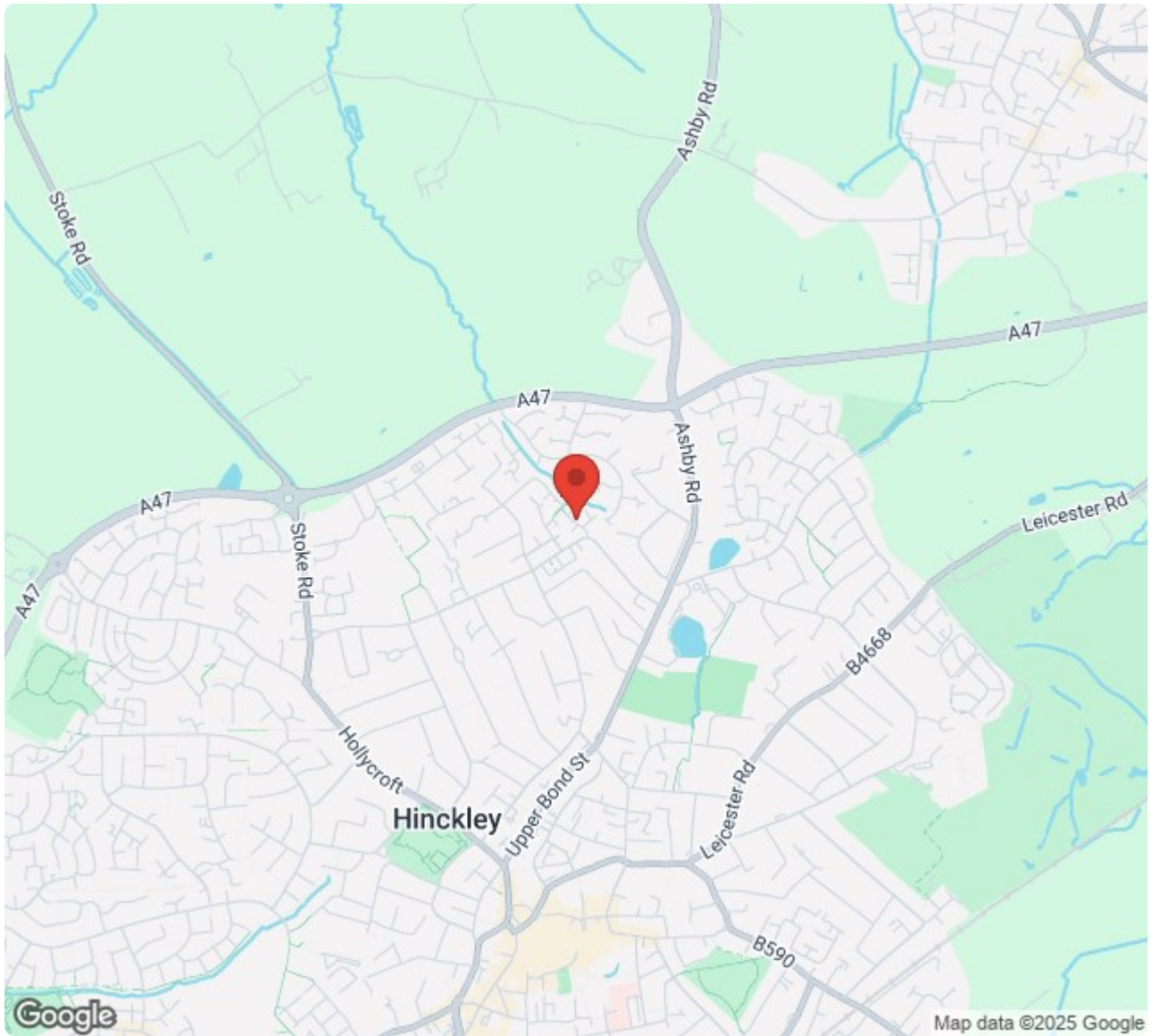
With panelled bath, mixer tap and electric shower attachment above. Low level WC, pedestal wash hand basin, tiled surrounds. Single panelled radiator. Extractor fan and coving to ceiling.



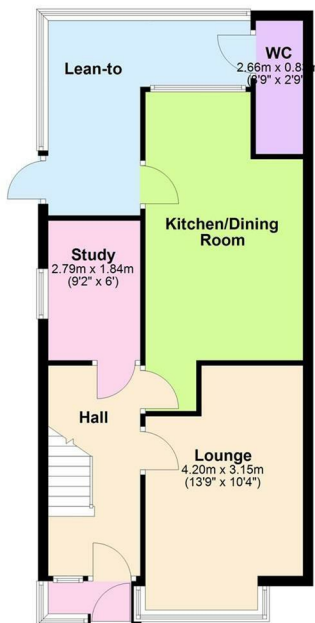
OUTSIDE

The property is nicely situated set back from the road with a front garden and slabbed pathway leading to the front door. Shared access leads down the side of the property to the rear garden, which is principally hard landscaped with slabs for easy maintenance. There is one timber shed and one plastic shed.





Ground Floor



First 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		
		78
	58	
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		