

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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6 NETHERLEY ROAD, HINCKLEY, LE10 0RF

ASKING PRICE £180,000

No Chain. Traditional Bay fronted Semi-detached house of character. 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, benefitting from UPVC SUDG. Offers open porch, entrance hall, through lounge dining room, kitchen. Three bedrooms and bathroom, front and rear garden, shared driveway to detached garage. contact agents to view.



TENURE

Freehold

ACCOMMODATION

Open archtop porch with original black and white tiled flooring. UPVC SUDG glazed and leaded front door to

ENTRANCE HALLWAY

With storage heater, stairway to first floor with original spindle balustrades. Wooden and glazed door leads to

THROUGH LOUNGE DINING ROOM

10'4" x 26'0" (3.17 x 7.94)

Front Lounge Area with central archway to Rear Dining Area. With open tiled fireplace.



REAR KITCHEN

5'10" x 9'1" (1.80 x 2.78)

With single drainer stainless steel sink unit, double base unit beneath. Electric water heater above. One wall mounted cupboard unit, gas cooker point. Quarry tiled flooring. Contrasting fully tiled surrounds. Door to useful under stairs storage cupboard housing the meters. UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With original spindle balustrades, loft access.

FRONT BEDROOM ONE

10'4" x 13'5" (3.17 x 4.10)

With original tiled fireplace and picture rail.



REAR BEDROOM TWO

12'5" x 10'5" (3.81 x 3.20)

With original tiled fireplace, Storage heater.



FRONT BEDROOM THREE

6'0" x 6'10" (1.83 x 2.09)



REAR BATHROOM

5'11" x 6'7" (1.81 x 2.02)

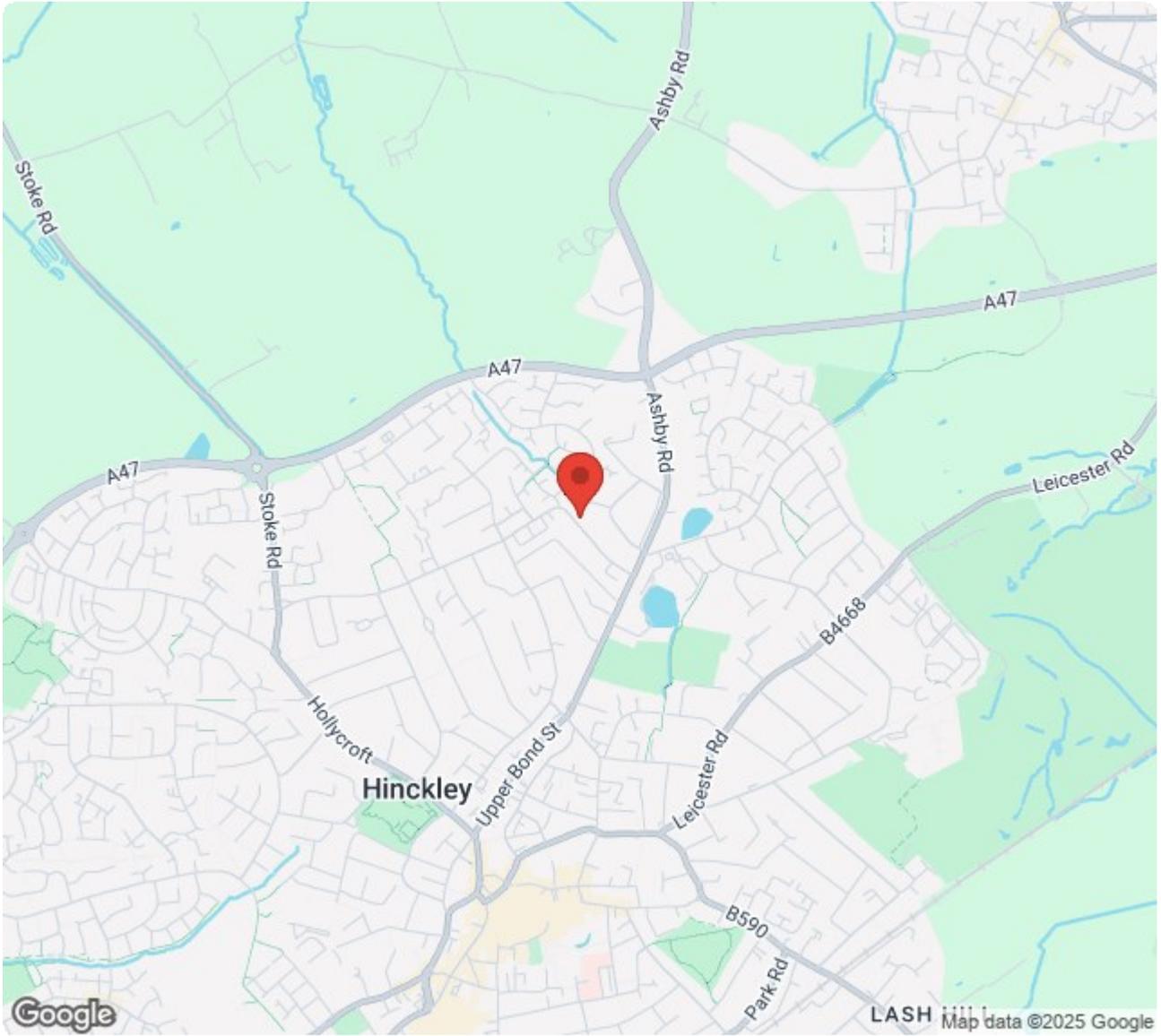
With white suite consisting cast iron panelled bath, pedestal wash hand basin. Low level WC, contrasting tiled surrounds.



OUTSIDE

The property is set back from the road, the front garden is principally laid to lawn. There is a shared concrete driveway leading down the side of the property to a detached garage. There is a paved and lawned rear garden. To the rear of the house there is a brick built WC.





Ground Floor



First Floor



Total area: approx. 81.6 sq. metres (878.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F		27	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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