

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 8 BOWLING GREEN ROAD, HINCKLEY, LE10 1EX

**OFFERS OVER £220,000**

Delightful sympathetically refurbished end terraced house of character. Sought after and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, parks, leisure centre, bars and restaurants and good access to major road links. Immaculately presented with flare including original strip pine panelled interior doors, ceramic and wooden flooring, feature fireplaces, multi fuel stove, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining kitchen with island unit and utility area. Two double bedrooms and bathroom with shower. Front and good sized sunny rear garden with shed and summer house. Viewing highly recommended. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band A  
EPC Rating D

## ACCOMMODATION

Attractive sage composite and panelled SUDG front door to

### LOUNGE TO FRONT

10'11" x 11'11" (3.35 x 3.65)

With feature fireplace having raised slate hearth, solid oak beam above incorporating a black cast iron wood burning multi fuel stove, brick backing, display shelving to side alcove. Double panelled radiator, TV, telephone and broadband points. Original strip pine panelled interior doors to



### INNER LOBBY

With terracotta tiled flooring, pine and glazed door leads to a useful under stairs storage cupboard with fitted shelving and lighting, also housing the electric meters and the consumer unit.

### REFITTED DINING KITCHEN TO REAR

11'0" x 11'4" (3.36 x 3.47)

With a fashionable range of sage green fitted kitchen units with soft close doors consisting inset single drainer resin sink unit, chrome mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting oak wood grain working surfaces above with inset four ring induction hob unit, integrated extractor hood above. Matching upstands, further matching range of wall mounted cupboard units and one tall pull out larder unit. Further integrated appliances include a single fan assisted oven with grill and dishwasher. There is also a central island breakfast bar with oak finish with three drawer unit and cupboard beneath. Terracotta tiled flooring, gas kick panel heater. Door and stairway to first floor. Archway leads to



### UTILITY AREA TO REAR

7'5" x 4'1" (2.28 x 1.26)

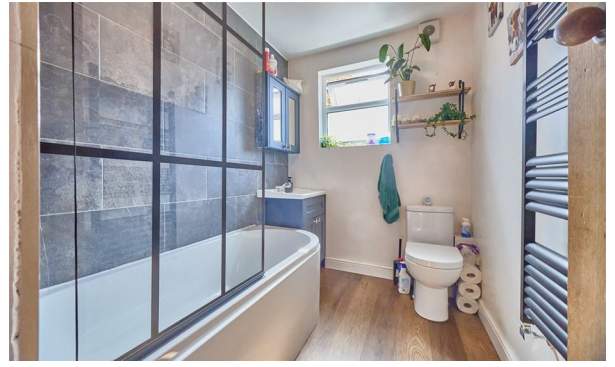
With matching units from the kitchen consisting of a oak finish working surface, cupboards beneath. Further wall mounted cupboard units, integrated washing and drying machine. Terracotta tiled flooring, radiator. Light grey composite panelled door to the side of the property.



## REFITTED BATHROOM TO REAR

5'10" x 7'8" (1.79 x 2.34)

With white suite consisting of a panelled bath, black rain shower and hand held shower above, black and glazed shower screen to side, white vanity sink unit with navy double cupboard beneath, navy and mirror fronted bathroom cabinet above, low level WC. Contrasting tiled surrounds, oak finish laminate wood strip flooring, fashionable black heated towel rail and extractor fan.,



## FIRST FLOOR LANDING

With loft access, the loft is majority boarded with light and power.

## BEDROOM ONE TO FRONT

10'11" x 12'0" (3.35 x 3.68)

With built in single wardrobe with original strip pine flooring, double panelled radiator.



## BEDROOM TWO TO REAR

11'0" x 11'6" (3.36 x 3.51)

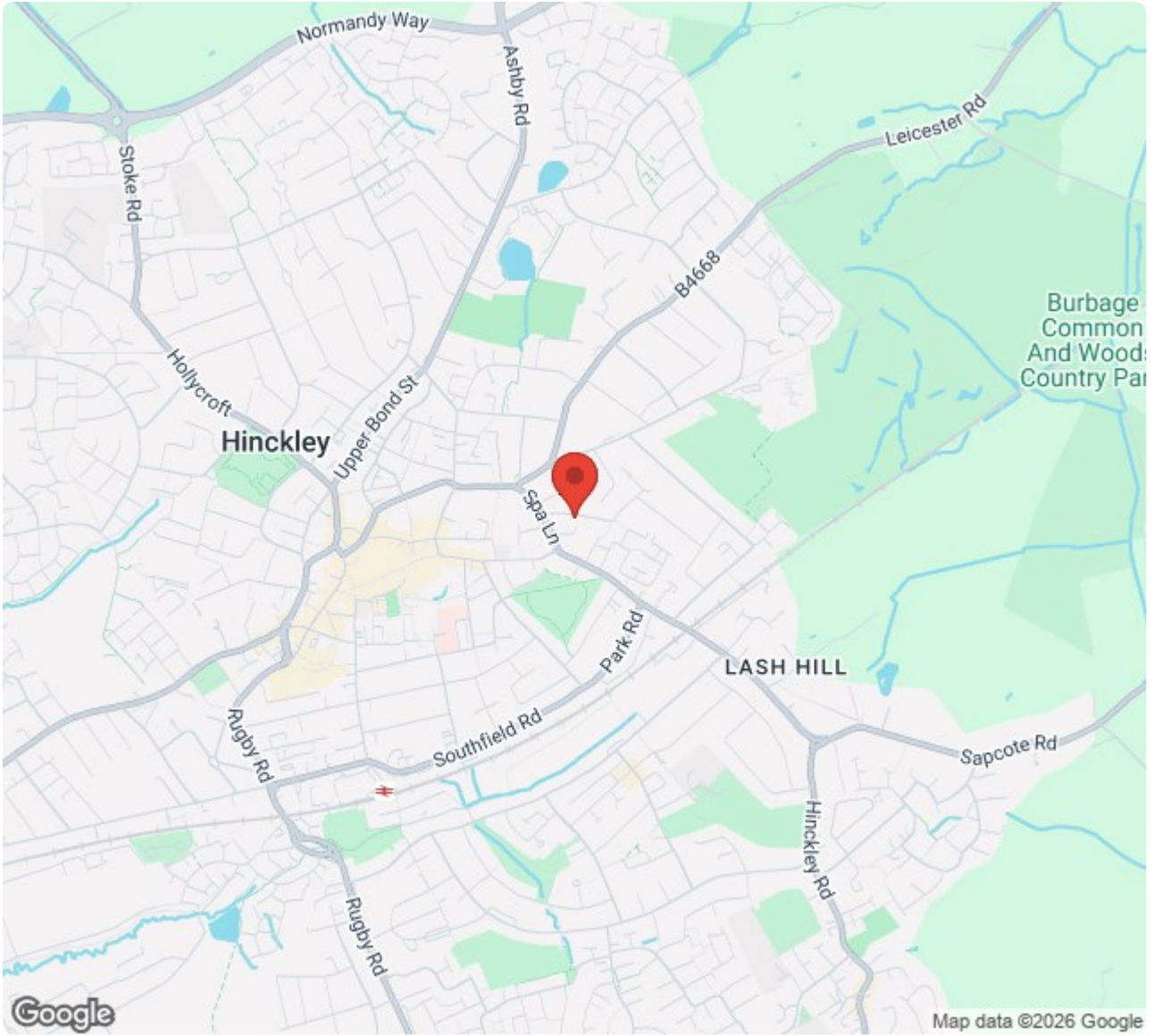
With built in single wardrobe, further airing cupboard housing the Valliant gas combination boiler for central heating and domestic hot water with wireless digital programmer. Woodgrain laminate wood strip flooring, radiator.



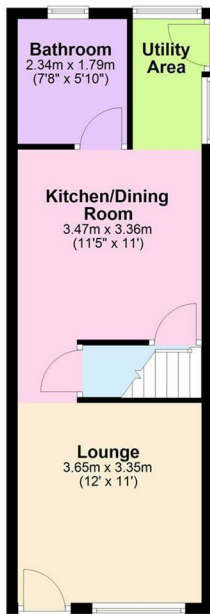
## OUTSIDE

The property is set back from the road screened behind a mature hedge with a full width block paved front forecourt, a timber gate and slabbed pathway leads down the side of the property to the good sized rear garden which is enclosed by panelled fencing and brick retaining wall. Adjacent to the rear of the house is a slabbed patio with surrounding beds beyond which the garden is principally laid to lawn with well stocked beds and borders. To the top of the garden is a timber shed and summer house both with light and power, there is also a wood store and the garden has a tap and a sunny aspect.





**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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