

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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66 COVENTRY ROAD, HINCKLEY, LE10 0JT

ASKING PRICE £160,000

Traditional three storey terrace house. Popular and highly convenient location within walking distance of the town centre, the Crescent, Westfield Junior School, Sainsburys and LIDL supermarkets, train and bus stations and with good access to the A5 and M69 motorway. Well presented and much improved including Pine panelled internal doors, feature fireplaces, modern fitted kitchen and shower room, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room, kitchen, three double bedrooms and shower room. Front enclosed and rear garden with parking and garage space. Viewing recommended. Carpets and white goods included.



TENURE
FREEHOLD

ACCOMMODATION

UPVC SUDG front door to

FRONT LOUNGE

11'11" x 12'0" (3.65 x 3.66)

with feature fireplace having ornamental pine surrounds. Raised tiled hearth and back. Oak finish laminate wood strip flooring. Double panelled radiator. Coving to ceiling. TV aerial point. Gas meter cupboard. Solid pine panelled interior door to

INNER LOBBY

with stairway to first floor.

REAR DINING ROOM

12'2" x 11'10" (3.71m x 3.61m)

with feature fireplace having ornamental pine surrounds. Raised tiled hearth and back. Double panelled radiator. Coving to ceiling. TV aerial point. Door to useful understairs storage cupboard with lighting and housing the electric meters and consumer unit. Power point. Thermostat for central heating system. Wired in smoke alarm. Emergency lighting and smoke alarms are interlinked



FITTED KITCHEN TO REAR

6'0" x 9'4" (1.84 x 2.87)

with a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting roll edged working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine Electric cooker point. Ceramic tiled flooring. Stainless steel chimney extractor above. UPVC SUDG door to outside



SHOWER ROOM TO REAR

4'10" x 6'11" (1.49 x 2.11)

with white suite consisting walk in shower with glazed shower screen. Pedestal wash hand basin and low level WC. Chrome heated towel rail. Extractor fan.



FIRST FLOOR LANDING

with door and stairway to second floor. Wired in smoke alarm and emergency lighting

BEDROOM ONE TO REAR

11'11" x 14'2" (3.65 x 4.34)

with double panelled radiator. Built in wardrobe over the stairs. Double storage cupboard housing the gas condensing combination boiler, new as of 2018, for central heating and domestic hot water

BEDROOM TWO TO FRONT

12'0" x 14'0" (3.67 x 4.27)

with double panelled radiator. Coving to ceiling. Stairway to



SECOND FLOOR BEDROOM THREE

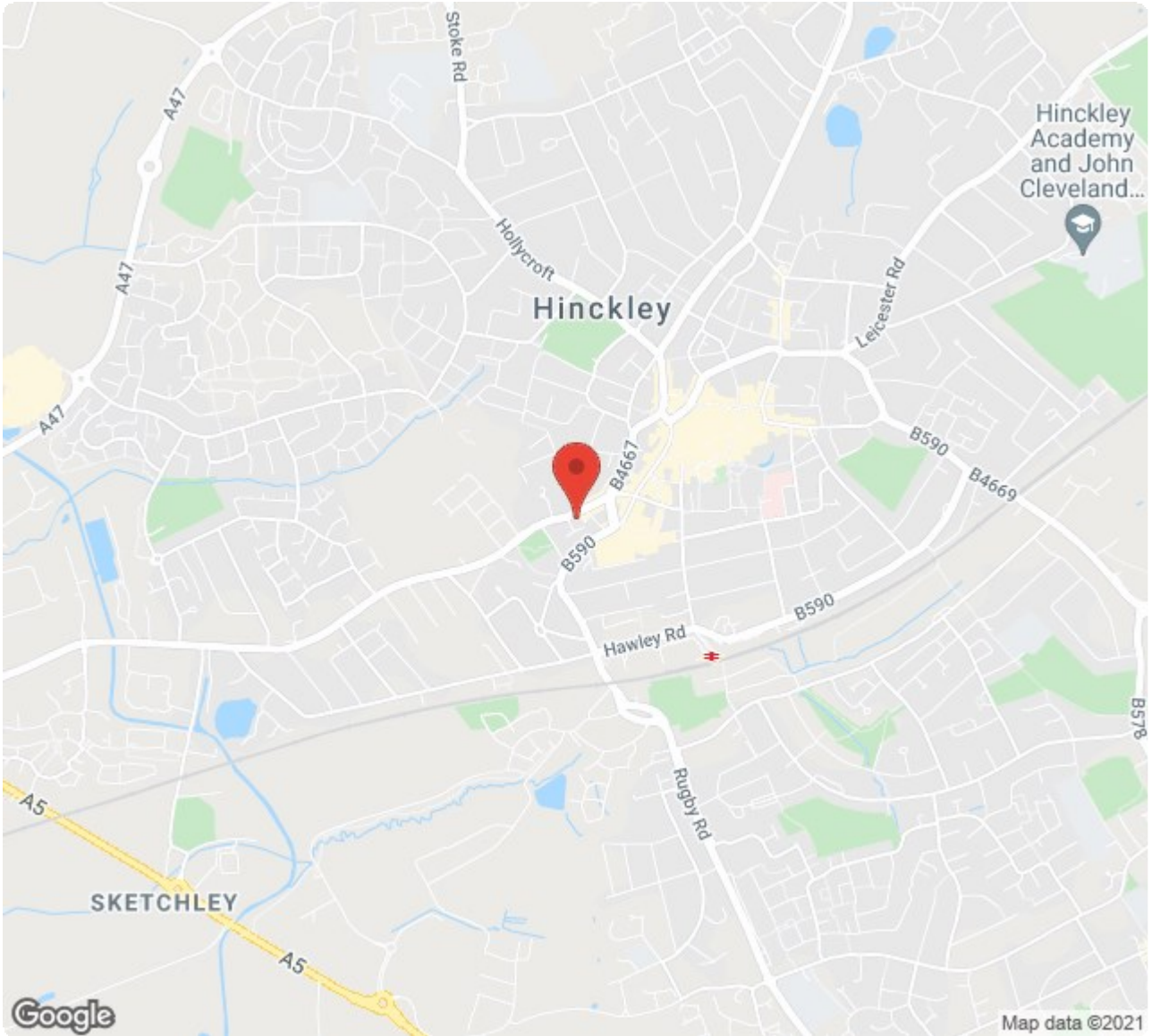
13'1" x 15'5" (4.00 x 4.72)

with double panelled radiator. Wired in smoke alarm

OUTSIDE

The property is set back from the road, screened behind the original blue brick retaining wall with a stoned front forecourt. There is a covered shared side entry to the rear of the property. Adjacent to the rear of the house is a slabbed rear yard with an outside tap. Beyond this is the fenced and enclosed rear garden which has a sunny aspect and is principally stoned for easy maintenance. To the top of the garden there is a car parking space, accessed via Coventry Road





Ground Floor
Approx. 42.2 sq. metres (454.5 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.0 sq. feet)



Second Floor
Approx. 17.2 sq. metres (185.1 sq. feet)



Total area: approx. 96.4 sq. metres (1037.6 sq. feet)

Not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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