

# 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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## 27 QUEENS ROAD, HINCKLEY, LE10 1ED

**OFFERS OVER £180,000**

Traditional three bedroom terraced house. Popular and convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentists, leisure centre, train and bus stations, bars and restaurants and good access to major road links. Well presented and benefiting from refitted kitchen, laminate wood strip flooring, inset ceiling spot lights, gas central heating and UPVC SUDG. Accommodation offers lounge, kitchen diner, rear hallway and bathroom. Three double bedrooms and separate WC. Enclosed rear garden with shed. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band A

## ACCOMMODATION

UPVC SUDG front door to

## LOUNGE TO FRONT

11'1" x 11'11" (3.38 x 3.64)

With laminate wood strip flooring and radiator. Archway through to



## L SHAPED KITCHEN/DINER TO REAR

10'0" x 17'1" max (3.07 x 5.23 max)

With a range of floor standing kitchen units with wood effect roll edge working surface above and an inset one and a half bowl stainless steel drainer sink with mixer tap. Hotpoint oven with hob and extractor above. Appliance recess points and a further range of matching wall mounted cupboard units. Door to an under stairs storage cupboard and stairway to the first floor. Archway through to



## REAR HALLWAY

With wall mounted cupboard units and UPVC SUDG door to the rear garden. Door to

## BATHROOM TO REAR

5'2" x 9'2" (1.60 x 2.81)

With a four piece suite with a corner panelled bath with mixer tap and shower attachment, fully tiled shower cubicle with shower attachment and shower door, pedestal wash hand basin and low level WC. Fully tiled surroundings including the flooring. Chrome heated towel rail, inset ceiling spotlights and extractor fan.



## FIRST FLOOR LANDING

With smoke alarm and door and stairway to the second floor.

### BEDROOM ONE TO FRONT

11'1" x 11'11" (3.39 x 3.65)

With radiator.



### BEDROOM TWO TO REAR

11'0" x 8'10" (3.37 x 2.70)

With radiator.



### SEPARATE WC

2'11" x 5'11" (0.89 x 1.81)

With low level WC, wall mounted sink unit with tiled splashback, radiator and vinyl flooring.



### SECOND FLOOR BEDROOM THREE

10'4" x 14'1" (3.17 x 4.31)

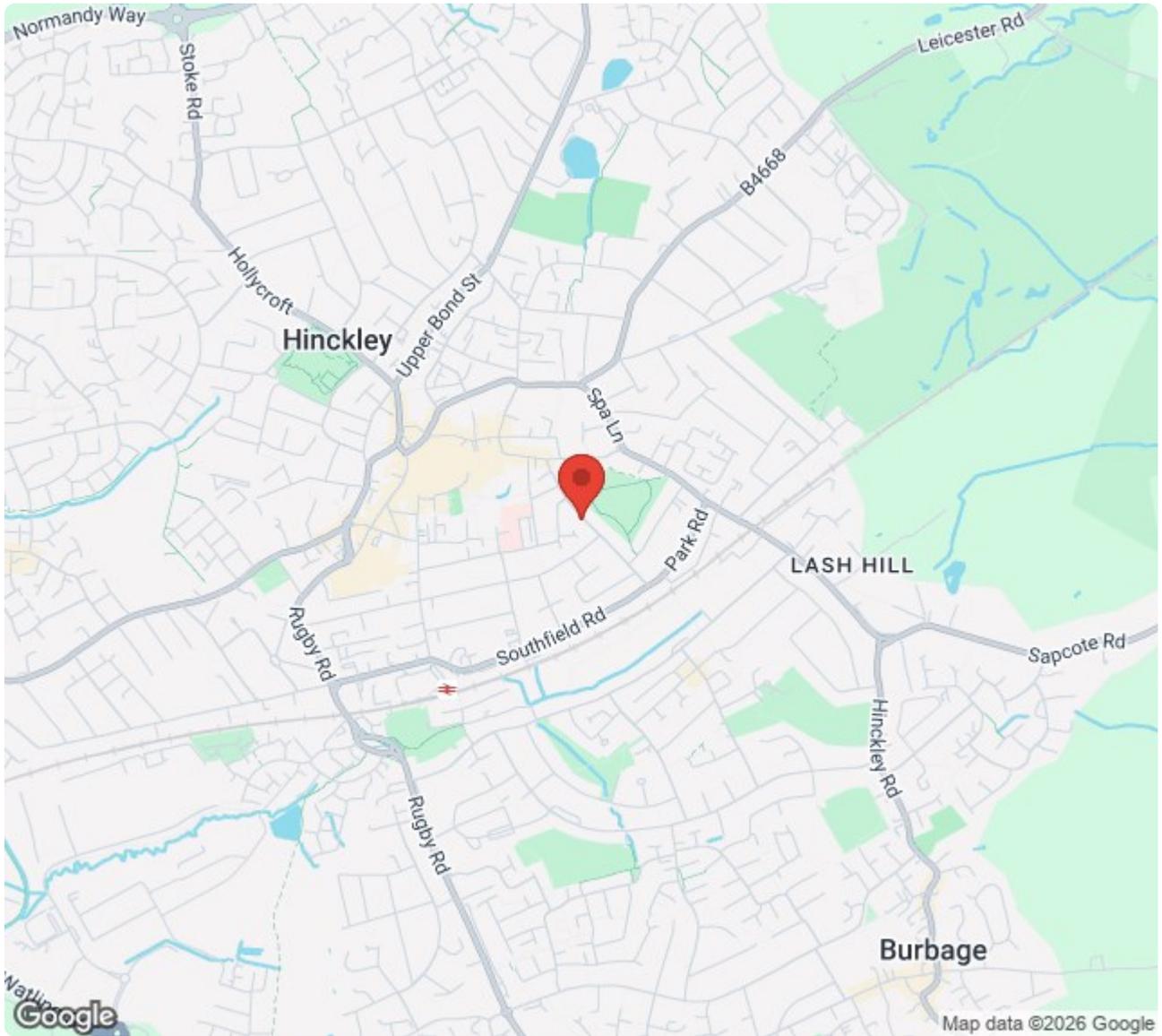
With radiator.



### OUTSIDE

The property is nicely situated with a block paved from patio surrounded by fencing. To the rear of the property there is a slabbed patio adjacent to the rear of the garden beyond which the garden is principally hard landscaped in Astroturf edged by timber sleepers. To the top of the garden is a further slabbed patio area with a timber shed.

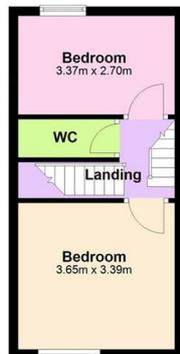




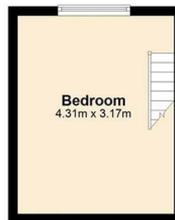
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>81</b> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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