

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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12 MILL HILL ROAD, HINCKLEY, LE10 0AX

£150,000

NO CHAIN. Spacious traditional 3 storey terraced house. Popular and convenient location within walking distance of the town centre, the crescent, schools, doctors, dentists, train and bus stations, leisure centre and Hollycroft park. In need of updating benefitting from gas central heating and UPVC SUDG. Offers lounge, dining room, kitchen and separate WC. 3 bedrooms and bathroom. Enclosed rear garden. Contact agents to view. Carpets and curtains included.



TENURE

Freehold
Council tax band= A

ACCOMMODATION

UPVC SUDG front door to

FRONT LOUNGE

11'5" x 11'1" (3.48 x 3.38)

With feature fireplace having ornamental wood surrounds incorporating a stainless-steel living flame electric fire, radiator, TV aerial lead, gas meter, coving to ceiling, further wood and glazed door leads to



REAR DINING ROOM

11'5" x 15'4" (3.48 x 4.68)

With feature fireplace having ornamental wood surrounds incorporating a living flame coal effect gas fire, radiator, TV aerial lead, built-in storage cupboard housing the electric meters, stairway to first floor with useful under stairs storage cupboard beneath, wood and glazed door leads to the



KITCHEN TO REAR

5'10" x 14'4" (1.78 x 4.38)

With a range of oak finish fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above and cupboard beneath. Further matching floor mounted cupboard units and four drawer units, contrasting roll edge working surfaces above and tiled splash backs. Further matching wall mounted cupboard units including one double and one single display unit with leaded glazed doors, appliances recess points, plumbing for automatic washing machine, gas cooker point, ceramic tiled flooring, radiator, wall mounted gas condensing boiler for the central heating and domestic hot water, UPVC SUDG door to the side of the house and a white wood panelled and glazed door leads to a



SEPARATE WC

With white low-level WC and a chrome heated towel rail.

FIRST FLOOR LANDING

With door and stairway to second floor

FRONT BEDROOM ONE

11'5" x 11'3" (3.49 x 3.45)

With radiator.



BEDROOM TWO TO REAR

6'4" x 12'0" (1.95 x 3.66)

With radiator.



BATHROOM TO REAR

4'7" x 8'7" (1.40 x 2.62)

With white suite consisting panelled bath, pedestal wash hand basin, low level WC, contrasting tiled surrounds and a radiator.



SECOND FLOOR

BEDROOM THREE

10'5" x 15'0" max (3.20 x 4.58 max)

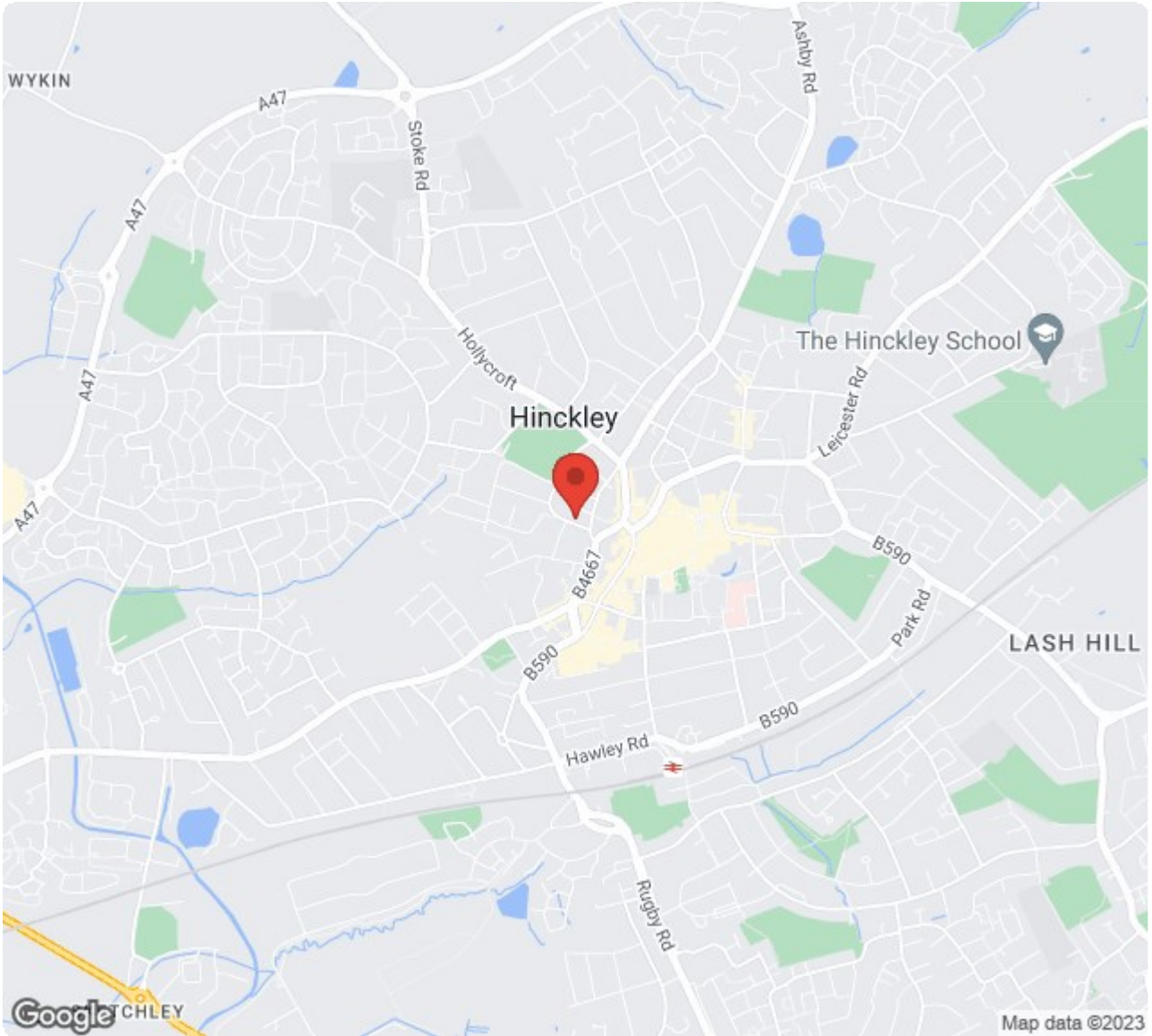
With two built-in double wardrobes in white and a wall mounted convector heater.



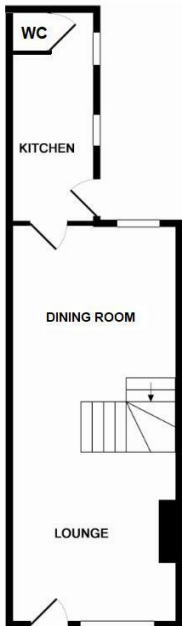
OUTSIDE

The property is set back from the road, there is a covered shared side access leading to the rear of the house. Adjacent to the rear of the property is a slabbed rear yard with outside tap. Beyond which is the fenced and enclosed rear garden which is principally in Astro turf with surrounding beds and borders.

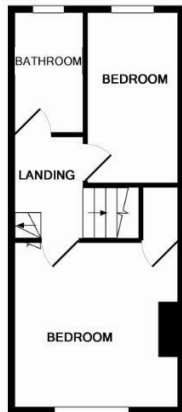




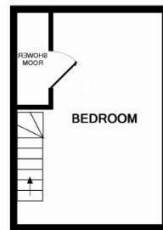
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		55	
(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			
(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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