Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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2 NEW STREET, HINCKLEY, LE10 1QZ

ASKING PRICE £170,000

No Chain. Attractive, traditional end terraced house with garage. Popular and convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentists, train and bus stations, parks, bars and restaurants and good access to major road links. Well presented and much improved including panelled interior doors, refitted kitchen, modern bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining kitchen and utility room. Two double bedrooms and bathroom with shower. Large single garage to side. Enclosed hard landscaped side and rear gardens with bin store. Viewing recommended, new carpets included,

TENURE
Freehold
Council Tax Band A
EPC Rating E

ACCOMMODATION
Attractive UPVC SUDG front door to

FRONT LOUNGE
11'10" x 10'11" (3.61 x 3.33)
With feature fireplace incorporating a living flame coal effect electric fire, two radiators. Sliding wooden and glazed door to

INNER LOBBY
With digital programmer and thermostat for central heating system, stairway to first floor. Door to

REFITTED DINING KITCHEN TO REAR
12'2" x 10'10" (3.72 x 3.32)
With a fashionable range of matt cream fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawers, contrasting roll edge working surfaces above with inset four ring gas hob unit, single oven with grill beneath. Further matching wall mounted cupboard units, radiator, white dining room table and chairs included. Sliding door to walk in under stairs storage cupboard with lighting and shelving, this also houses the meters. Wooden, glazed door leads to

UTILITY ROOM TO REAR
5'6" x 6'11" (1.70 x 2.12)
With plumbing for automatic washing machine or a dishwasher, double panelled radiator. UPVC SUDG door to the rear of the property.

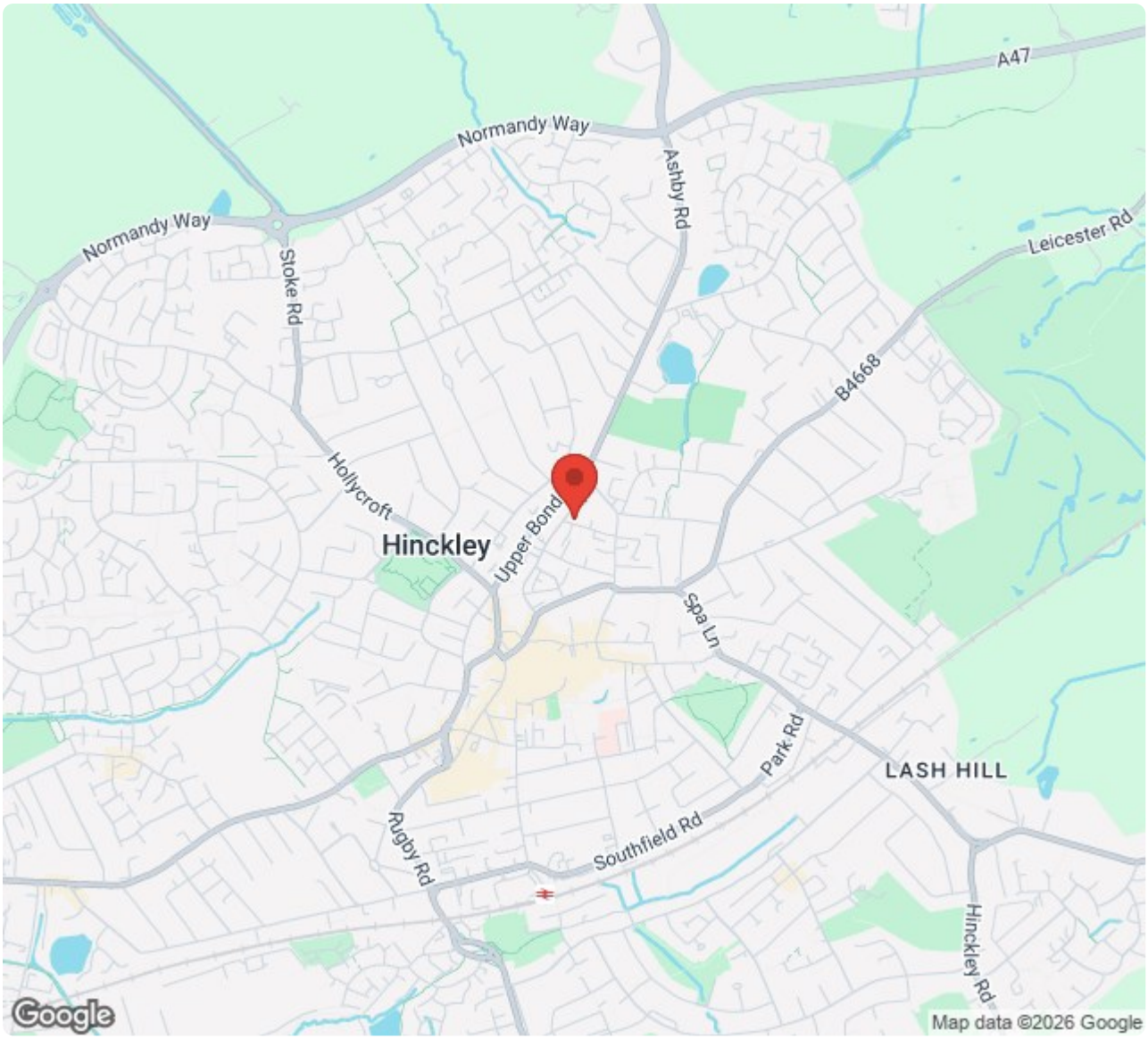
BATHROOM TO REAR
7'2" x 5'6" (2.20 x 1.68)
With white suite consisting panelled bath, electric shower unit above, pedestal wash hand basin and low level WC. Double panelled radiator.

FIRST FLOOR LANDING
With loft access, grey panelled interior doors leads to

BEDROOM ONE TO FRONT
10'10" x 11'11" (3.32 x 3.65)
With double panelled radiator.

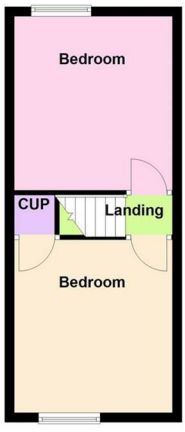
BEDROOM TWO TO REAR
10'11" x 12'0" (3.34 x 3.67)
With double cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water, double panelled radiator. Built in wardrobe over the stairs.

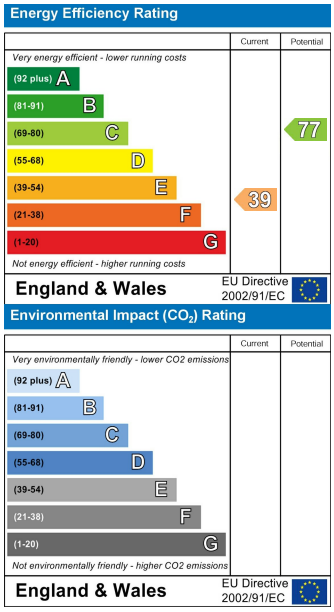
OUTSIDE
The property is set back from the road leading to a large single brick built garage measuring 2.53m x 5.54m with up and over door to front it has light and power, a rear pedestrian door. A wrought iron gate and slabbed pathway lead down the left hand side of the property to the fully fenced and enclosed rear garden which is principally paved for easy maintenance with an outside tap. Attached to the rear of the house is a brick built bin store.



Ground Floor

First Floor





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