

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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91 EDWARD STREET, HINCKLEY, LE10 0DH

ASKING PRICE £225,000

NO CHAIN. Modern end town house in a popular and convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentist, leisure centre, Hollycroft Park, train and bus stations and with good access to major road links. Well presented including white panelled interior doors, fitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge & dining kitchen. Three good bedrooms (main with en suite shower room and bathroom). The house is freshly painted with new carpets throughout. Driveway to integral garage. to front & good sized rear garden with shed. Viewing highly recommended.



TENURE

Freehold

Council Tax Band B

ACCOMMODATION

Canopy porch with tiled floor to timber and glazed front door to

ENTRANCE HALLWAY

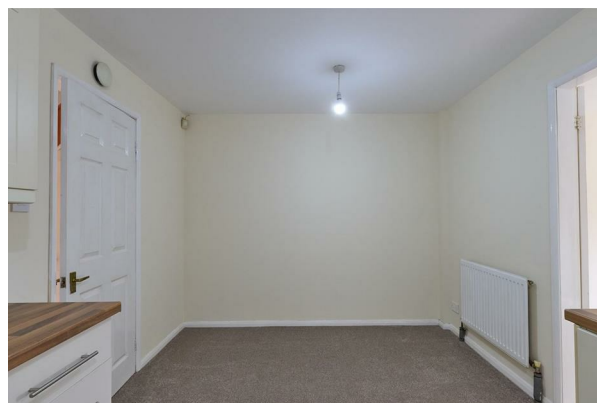
5'8" x 12'6" (1.73 x 3.82)

With double panel radiator, smoke alarm, burglar alarm key pad, wall mounted Worcester heating thermostat, door to under stairs storage, cupboard with coat hooks, door to

KITCHEN DINER

14'6" x 9'4" (4.42 x 2.86)

With single radiator, tile effect vinyl and carpet flooring, a range of cream matt floor standing kitchen cupboard units with brush chrome handles, wood effect laminated working surfaces, one and a half stainless steel drainer sink, tiled splashbacks, cooker, extractor fan, a further matching range of wall cupboard units.



LOUNGE

14'6" x 9'11" (4.42 x 3.04)

With single panel radiator, wall lighting, UPVC SUDG door to rear garden.



FIRST FLOOR LANDING

5'10" x 16'7" (1.80 x 5.07)

With loft access, the loft is large and partially boarded and is accessible from the first floor via a loft ladder. Door to

BEDROOM ONE TO FRONT

14'6" x 12'9" (4.43 x 3.89)

With single panel radiator, door to



EN SUITE SHOWER ROOM

8'3" x 4'3" (2.53 x 1.30)

With tile effect vinyl flooring, single panel radiator, three piece suite consisting low level WC, pedestal wash hand basin with chrome taps, corner shower enclosure with wall mounted electric triton shower, tiled splashbacks, extractor fan.



BEDROOM TWO TO REAR

8'8" x 12'2" (2.65 x 3.71)

With single panel radiator.



BEDROOM THREE

6'2" x 9'0" (1.89 x 2.76)

With single panel radiator.



FAMILY BATHROOM

8'8" x 5'8" (2.65 x 1.73)

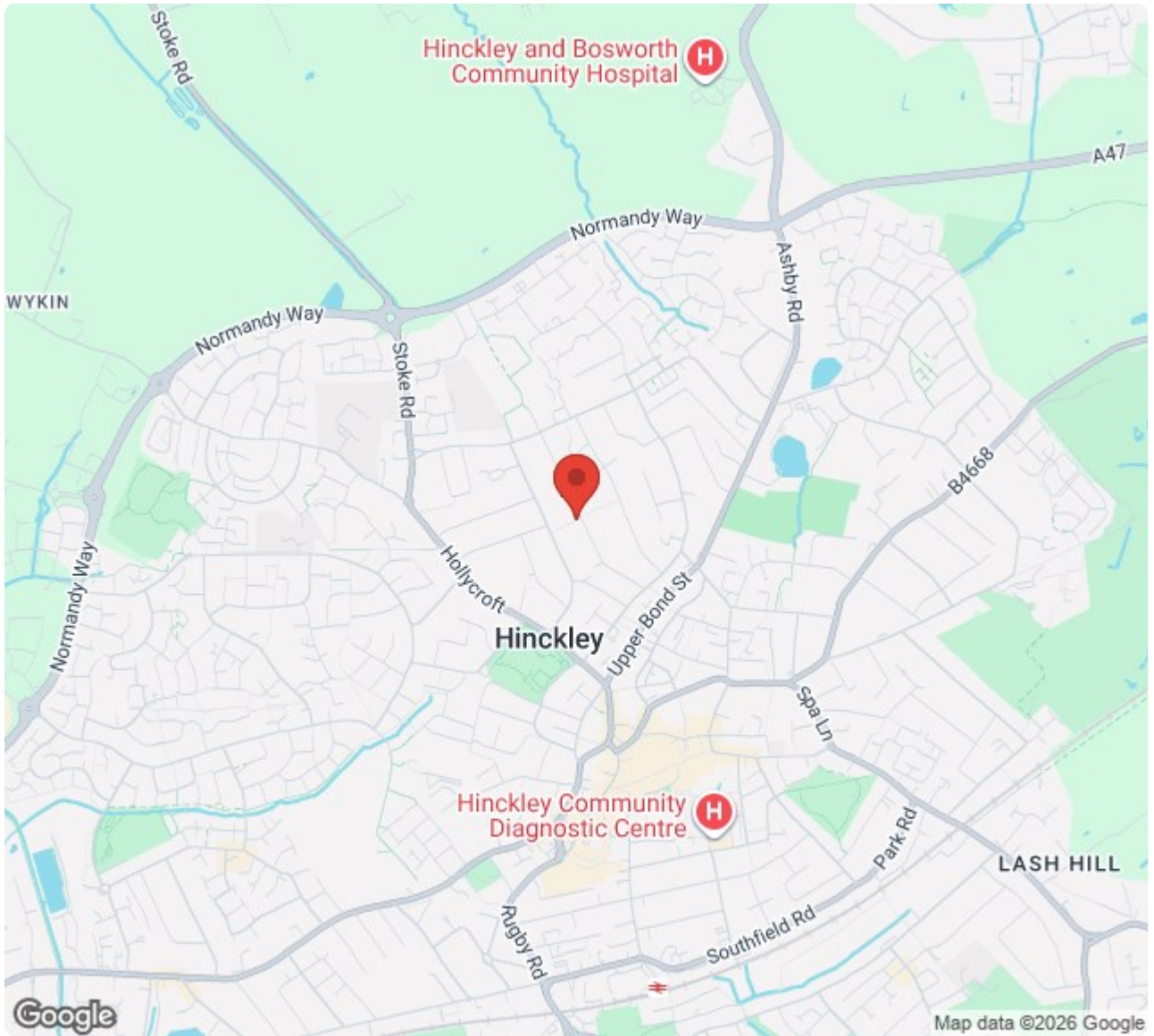
With tile effect vinyl flooring, single panel radiator, three piece suite consisting low level WC, pedestal wash hand basin with chrome taps, tiled splashbacks, panelled bath with chrome mixer tap and shower attachment, tiled surrounds, extractor fan.



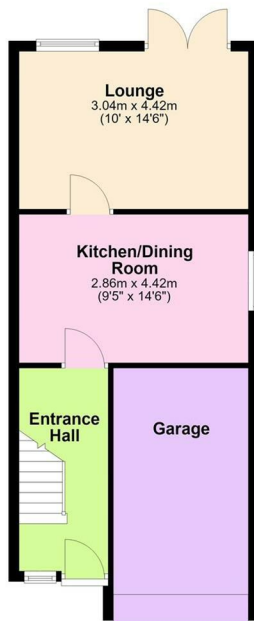
OUTSIDE

Outside the property to front is a block paved driveway and concrete slabbed leading to a single garage with up and over door which houses the Worcester Bosch combination boiler for domestic hot water and gas central heating and is two years old, pedestrian gate for side access to rear garden. There is a satellite dish on the front of the house providing connections in the lounge and bedroom. Outside the garden to rear is a raised concrete slab patio, the garden is predominately laid to lawn enclosed with fencing and hedging with a timber shed.

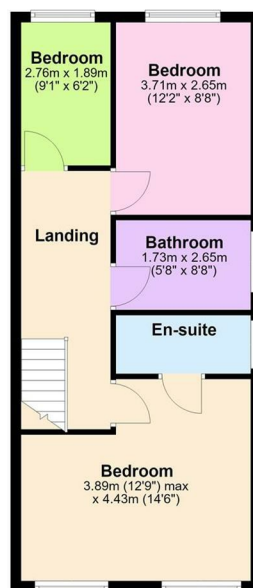




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		73	83
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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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