

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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19 SPENCER STREET, HINCKLEY, LE10 1RB

OFFERS OVER £160,000

Vastly improved and refurbished traditional terraced house. Popular and convenient location within walking distance of the Town Centre, the Crescent, schools, doctors, dentists, the Leisure centre, Hollycroft park, train and bus station. Immaculate contemporary style interior including original panelled interior doors, wooden flooring, coving, feature fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers lounge, open plan living dining kitchen, utility area and separate WC. Two double bedrooms and bathroom with shower cubicle. Hard landscaped rear yard and garden with shed. Viewing highly recommended. Carpets and shed included.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC SUDG front door to

FRONT LOUNGE

11'7" x 11'5" (3.54 x 3.50)

with oak finish laminate wood strip flooring. Single panelled radiator. TV aerial point. Fitted gas meter cupboard. Coving to ceiling. Attractive original white four panel interior doors to



INNER LOBBY

with oak finish laminate wood strip flooring. Door to useful under stairs storage cupboard housing the electric meters, lighting and shelving.

OPEN PLAN LIVING DINING KITCHEN

21'5" (max.) x 11'6" (max.) (6.53 (max.) x 3.53 (max.))

L-Shaped. The living dining area with feature display fireplace having raised brick hearth with arch topped brickwork above. Oak finish laminate wood strip flooring. Double panelled radiator. TV aerial point. Door and stairway to first floor. Refitted kitchen to rear with a fashionable range of gloss cream fitted kitchen units consisting inset white 1 and a half bowl single drainer ceramic sink unit, chrome mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Solid wooden working surfaces above with inset four ring gas hob unit. Single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. White tiled splashbacks. Further wall mounted cupboard units, including one display unit with glazed doors. Integrated fridge freezer. Oak finish laminate wood strip flooring. Inset ceiling spotlights. UPVC SUDG door to outside. Archway to



UTILITY AREA

5'1" x 2'8" (1.57 x 0.83)

with plumbing for automatic washing machine. Wall mounted Vaillant gas condensing combination boiler for central heating and domestic hot water (new as of 2015). Sliding door to

SEPARATE WC

with white suite consisting low level WC. Pedestal wash hand basin. Tiled splashbacks. Laminate wood strip flooring.

FIRST FLOOR LANDING

with loft access.

FRONT BEDROOM ONE

11'6" x 11'2" (3.53 x 3.42)

with feature grey original ornamental cast iron fireplace with slate hearth. Radiator. Built in wardrobe over the stairs. Coving to ceiling. TV aerial point.



BEDROOM TWO TO REAR

8'6" x 12'2" (2.61 x 3.73)

with radiator. Coving to ceiling.



REFITTED BATHROOM TO REAR

6'5" x 8'8" (1.98 x 2.66)

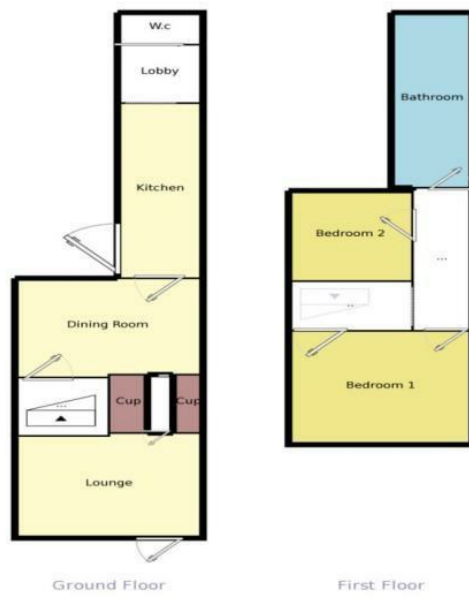
with white suite consisting panelled bath. Fully tiled quadrant corner shower cubicle with rain shower above and glazed shower doors. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Contrasting tiled surrounds, including the flooring. Chrome heated towel rail.



OUTSIDE

there is a shared pedestrian access leading to the rear of the property where there is a fenced and enclosed rear yard which is slabbed for easy maintenance. There is a fenced and enclosed rear garden which is principally paved for easy maintenance and there is a large timber shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		73	
(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		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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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