

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

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### 117 DERBY ROAD, HINCKLEY, LE10 1QE

**ASKING PRICE £160,000**

**NO CHAIN! DRIVEWAY!** Attractive traditional terraced house. Popular and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentist, leisure centre, parks and with good access to major road links. Well presented and much improved including white panelled interior doors, feature fireplace, refitted kitchen and bathroom and UPVC SUDG. Offers lounge, dining kitchen and rear lobby/utility room. Two double bedrooms, nursery/study and bathroom. Driveway to front, enclosed rear yard and garden with large shed. Viewing recommended. Carpets, curtains, light fittings and bedroom furniture included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND A

### **ACCOMMODATION**

Attractive UPVC SUDG and leaded front door to:

#### **FRONT LOUNGE**

12'0" x 11'8" (3.68 x 3.57)

Feature brick fireplace having raised quarry tiled hearth incorporating living flame coal effect gas fire. fitted meter cupboard to side alcove housing electric meter and new consumer unit. Telephone point, ceiling mounted fan light with remote control and door and stairway to first floor.



#### **INNER LOBBY**

Door to useful understairs storage cupboard with fitted shelving.

#### **FITTED DINING KITCHEN TO REAR**

11'6" x 11'10" (3.52 x 3.63)

Range of cream fitted kitchen units consisting inset black one and a half bowl single drainer resin sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and three drawer unit with contrasting black roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, two ovens and a grill beneath. Further matching wall mounted cupboard units. Living flame coal effect gas fire. Door to:



#### **REAR LOBBY/UTILITY AREA**

5'0" x 4'1" (1.54 x 1.27)

Plumbing for automatic washing machine and UPVC SUDG and leaded door to outside.

#### **REFITTED BATHROOM TO REAR**

4'9" x 10'8" (1.46 x 3.27)

White suite consisting panelled bath with mains shower unit above, pedestal wash hand basin and low level WC. Contrasting PVC decorative panel surrounds and chrome heated towel rail. door to airing cupboard housing lagged copper cylinder with fitted immersion heater for domestic hot water.



#### **FIRST FOOR LANDING**

### FRONT BEDROOM ONE

11'8" x 11'11" (3.56 x 3.65)

Range of bedroom furniture in pine consisting two double wardrobe units with cupboards above and matching chest of drawers with mirror above. Telephone point and TV aerial point Door to wardrobe over the stairs with loft access above.



### BEDROOM TWO TO REAR

11'7" x 12'0" (3.54 x 3.67)

Range of pine bedroom furniture consisting two double wardrobe units with further matching chest of drawers and bedside cabinet. Door to:



### NURSERY/STUDY

5'1" x 7'11" (1.56 x 2.43)

Range of bedroom furniture consisting of a pine chest of drawers and further white storage cupboard.

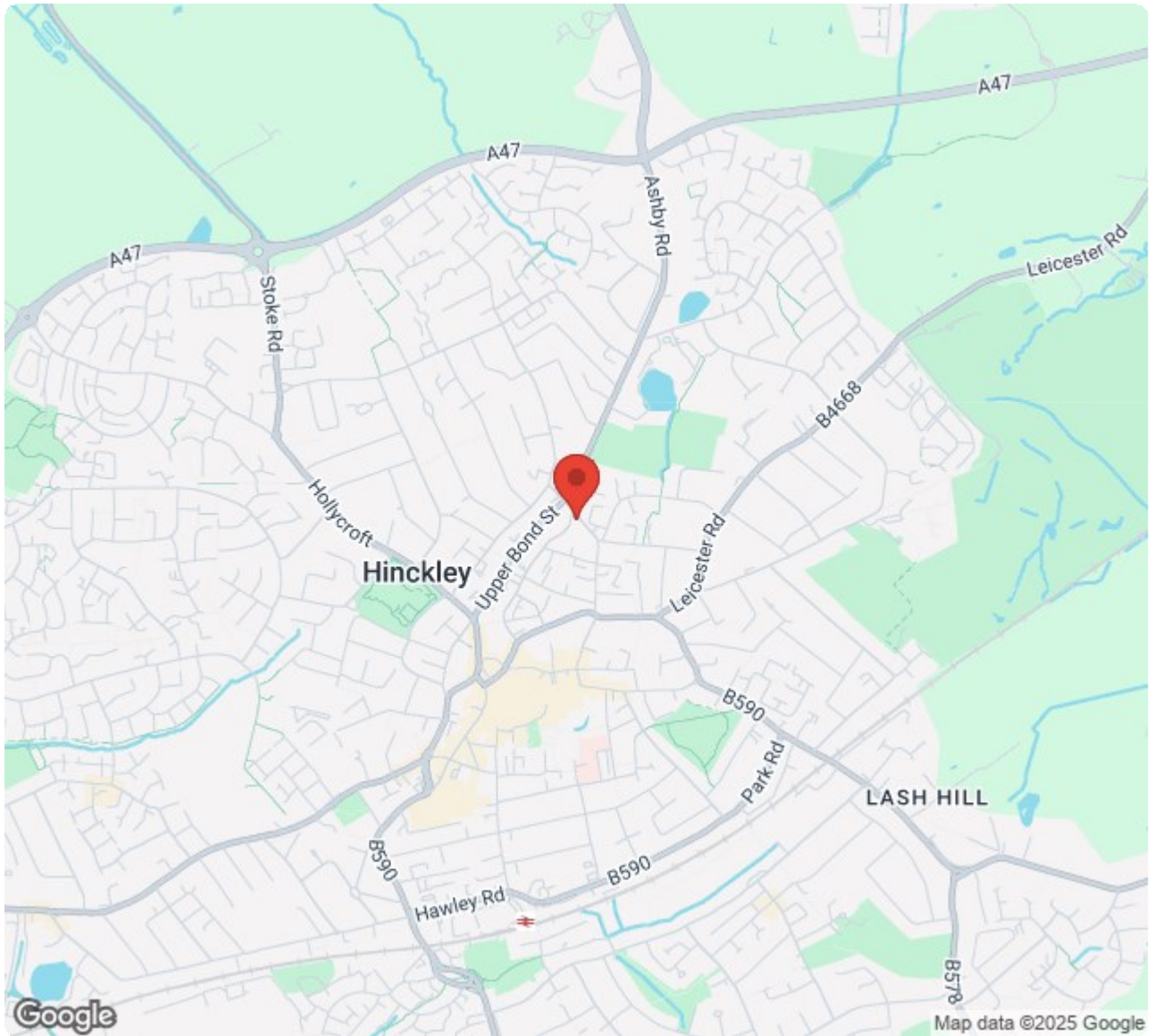


### OUTSIDE

The property is set back from the road having a full width block paved driveway to front. Pedestrian access to the rear of the property, accessed via a timber gate to a fully fenced and enclosed rear yard which has a sunny aspect, outside tap and lighting. Beyond which a timber gate leads to a fenced and enclosed rear garden which is paved for easy maintenance and has a timber shed with fitted shelving.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</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>	<b>25</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		



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