

Scrivins & Co

Sales & Lettings

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1 STRUTT ROAD, HINCKLEY, LE10 2EB

OFFERS IN THE REGION OF £180,000

NO CHAIN. Traditional three storey terraced house of character. Sought after and convenient central village conservation area ideal for socialising within walking distance of shops, schools, doctors, dentist, parks, bus service, public houses, restaurants and easy access to the A5 and M69 motorway. Well presented and much improved including white panelled interior doors, wooden flooring, modern kitchen and bathroom, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room and kitchen. Three good bedrooms and bathroom. Long, sunny rear garden with summerhouse. Contact agents to view. Carpets included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Attractive white composite panel and SUDG and leaded front door to:

FRONT LOUNGE

11'8" x 11'3" (3.58 x 3.43)

Feature fireplace having ornamental white wood surround, raised black hearth and backing. Fitted white meter cupboard to side alcove, double panel radiator and coving to ceiling. Attractive white six panel interior door to:

INNER LOBBY

Built in double storage cupboard in white, laminate wood strip flooring and useful understairs storage cupboard housing the electric meter.

REAR DINING ROOM

10'7" x 12'0" (3.24 x 3.68)

Feature fireplace having ornamental white wood surround, raised black hearth and backing. Oak finish laminate wood strip flooring, radiator and coving to ceiling. Door and stairway to first floor.



KITCHEN TO REAR

15'5" x 5'11" (4.72 x 1.82)

Range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further floor mounted cupboard units and three drawer unit with contrasting black roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units with integrated extractor hood. Appliance recess points, plumbing for automatic washing machine and dishwasher. Gas and electric cooker points. Oak finish laminate wood strip flooring, double panel radiator and UPVC SUDG door to rear

FIRST FLOOR LANDING

Radiator, coving to ceiling and inset ceiling spotlights. Door and stairway to second floor.

FRONT BEDROOM ONE

11'11" x 11'3" (3.65 x 3.44)

Built in double wardrobe over the stairs. Radiator and coving to ceiling.



REAR BEDROOM TWO

8'11" x 7'10" (2.74 x 2.41)

Useful understairs storage cupboard and radiator.



BATHROOM TO REAR

6'1" x 9'3" (1.87 x 2.84)

The bathroom and bedroom three were recently insulated and re-plastered to a high standard. With white suite consisting panelled bath with mains shower unit above, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds including the flooring. Radiator and double airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.

SECOND FLOOR BEDROOM THREE

10'5" x 12'11" (3.18 x 3.95)

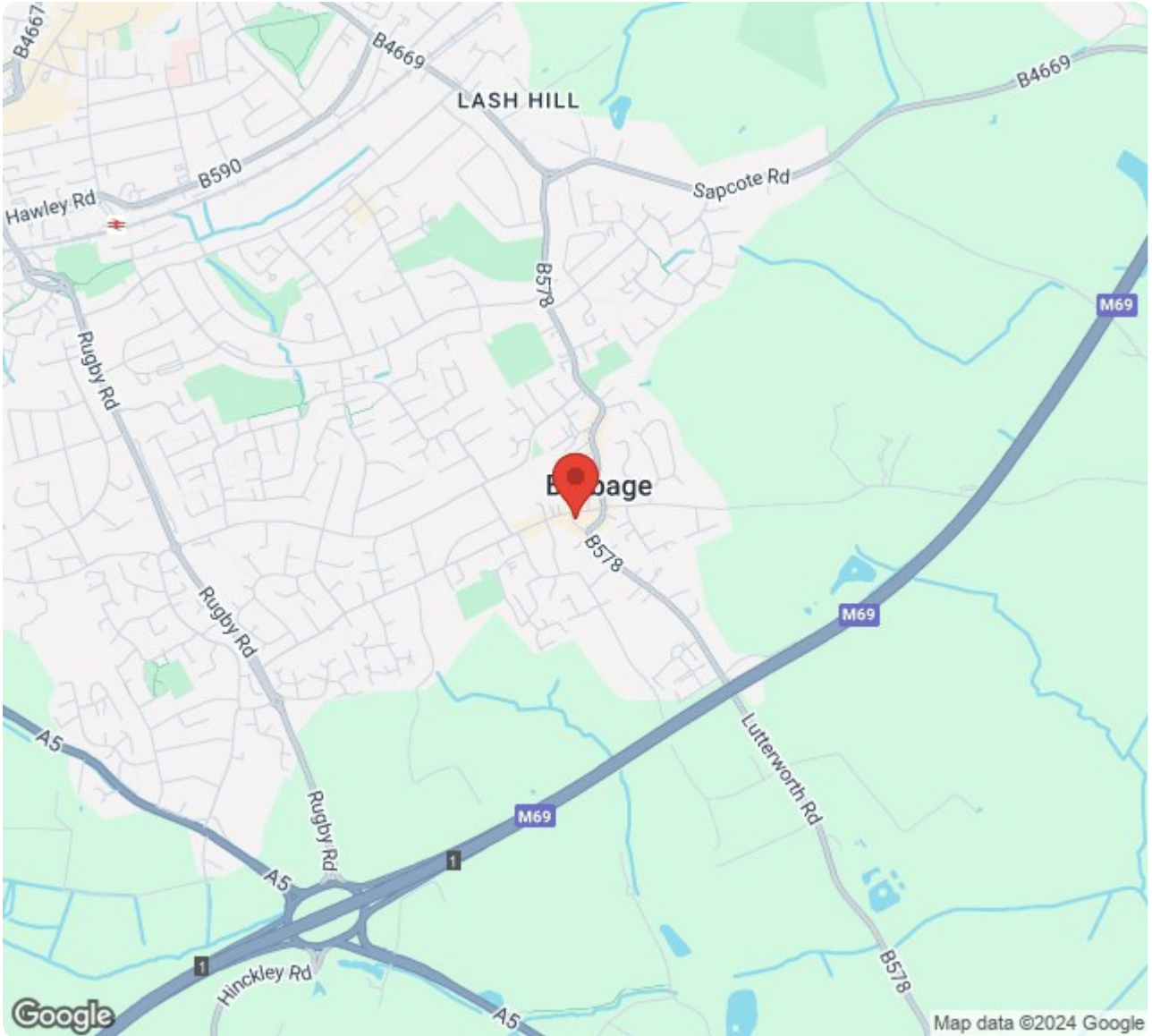
Feature full height brick wall, pine spindle balustrades, wired in smoke alarm, radiator and door into the eaves offering further storage.



OUTSIDE

The property is set back from the road with a shared pedestrian access leading to the rear of the property. Adjacent to the rear of the property is a slabbed rear yard with outside tap, beyond which is a long private fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property with the remainder of the garden principally laid to lawn. To the top of the garden is a further slabbed patio and timber summerhouse 2.65m x 2.39m with two double power points.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			
England & Wales		EU Directive 2002/91/EC	

