

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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1 TWEEDSIDE CLOSE, HINCKLEY, LE10 1TQ

£200,000

NO CHAIN Improved and refurbished modern semi detached house on a large sunny plot. Sought after and convenient location within walking distance of the town and local schools. Immaculately presented including panelled interior doors, wooden flooring, feature fireplace, fitted kitchen and bathroom, GCH UPVC windows, soffits and fascias. Offering lounge, kitchen, conservatory, 2 bedrooms and bathroom with shower, good sized front and enclosed side and rear garden with decking, wide driveway to front.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Composite door to:

FRONT LOUNGE

12'1" x 14'9" (3.69 x 4.50)

Timber flooring, feature fireplace with granite hearth, double panel radiator and vertical fashionable white radiator. Spindle balustrade staircase to first floor. Panelled door to:



KITCHEN

12'0" x 9'6" (3.68 x 2.91)

Range of beechwood effect floor standing kitchen units with chrome handles with stone effect roll edge work top above and tiled splashbacks. Built in Belling cooker, four ring gas hob and extractor hood over. Stainless steel single drainer sink with mixer tap above. Further range of wall mounted cupboard units. Tiled flooring and fashionable vertical radiator. Worcester Bosch gas boiler for central heating. Sliding UPVC SUDG doors leading to:



UPVC SUDG CONSERVATORY

8'3" x 10'7" (2.52 x 3.25)

Wood effect laminate wood strip flooring. UPVC SUDG door to rear garden

FIRST FLOOR LANDING

Loft access and spotlights. Panelled doors to:

FRONT BEDROOM ONE

12'1" x 10'0" (3.69 x 3.05)

Double panel radiator. Door to over stairs cupboard with shelving .



REAR BEDROOM TWO

6'7" x 8'9" (2.02 x 2.69)

Single panel radiator. Door to over stairs cupboard with shelving and door to airing cupboard housing immersion tank for domestic hot water.



BATHROOM TO REAR

5'4" x 6'7" (1.63 x 2.02)

Vanity sink and toilet unit in beech with roll edge stone effect roll top and panelled bath with chrome mixer tap and Triton electric shower above. Tiled splashbacks, chrome towel heater and extractor fan.



OUTSIDE

Front garden is predominantly laid with decorative stone with mature shrubs and slabbed path leading to front door. Pedestrian gate to side offering access to rear garden enclosed with fencing. Timber decking adjacent to the rear of the property, with the remainder of the rear garden principally laid with lawn with mature shrubs. Decorative stone area to the top of the garden. Timber shed. Further parking to the side of the property.





Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (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 | | | |
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