

# Scrivins & Co

## Sales & Lettings

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

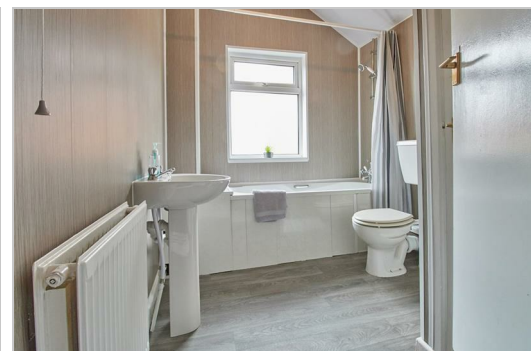
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



**55 DARES WALK, HINCKLEY, LE10 1PZ**

**OFFERS OVER £170,000**

Immaculately presented and refurbished traditional 3 storey end terrace house. Situated in the convenient tucked away Druid Quarter within walking distance to the town centre, the Crescent, schools, doctors, dentist, Hollycroft park, the leisure centre, train and bus stations and with good access to major road links. Benefits include feature fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, open plan living dining kitchen and utility room. Two double bedrooms, family room and bathroom with shower. Front and enclosed sunny rear garden with driveway. Viewing recommended. New carpets included. Curtains and cooker included.



## TENURE

Freehold  
Council Tax = A

## ACCOMMODATION

Attractive UPVC SUDG front door to.

## ENTRANCE HALLWAY

With single panelled radiator, door to.

## FRONT LOUNGE

11'3" x 11'6" (3.44 x 3.53)

With feature brick fireplace incorporating living flame pebble effect electric fire. Double panelled radiator.



## REFITTED L-SHAPE OPEN PLAN DINING KITCHEN TO REAR

13'5" x 21'4" (4.11 x 6.52)

Dining area with feature fireplace, having ornamental white wooden surround, with raised hearth incorporating a living flame electric fire. Two radiators, door and stairway to first floor with useful under stair storage cupboard beneath, housing the meters, shelving and lighting.

Refitted kitchen with a range of gloss grey fitted kitchen units, consisting inset single drainer, stainless steel sink, and double base unit beneath. Further matching floor mounted cupboards units. Contrasting white marble finish working surfaces above. Further matching wall cupboard units, stainless steel splash back, stainless steel chimney extractor hood. Appliance recess points. Also a gas cooker included, washing machine point. Grey oak finish laminate wood strip flooring. Doorway to.



## UTILITY ROOM TO REAR

5'6" x 5'1" (1.69 x 1.56)

With grey oak laminate wood strip flooring. UPVC door to the rear garden.

## FIRST FLOOR LANDING

With stairway to second floor.

### FRONT BEDROOM ONE

8'3" x 15'5" (2.53 x 4.71)

Built-in wardrobe under stair way, useful under stairs storage unit. Radiator.



### BEDROOM TWO TO REAR

10'6" x 12'0" (3.22 x 3.68)

With a radiator.



### BATHROOM TO REAR

7'1" x 8'11" (2.17 x 2.72)

With white suite consisting of panelled bath, with mixer taps and shower above. Pedestal wash hand basin, low level WC. Radiator, door to airing cupboard housing the Valent gas condensing combination boiler for central heating and domestic hot water. Carbon monoxide detector.



### SECOND FLOOR LANDING

Door to.

### FAMILY ROOM

12'7" x 13'11" (3.85 x 4.25)

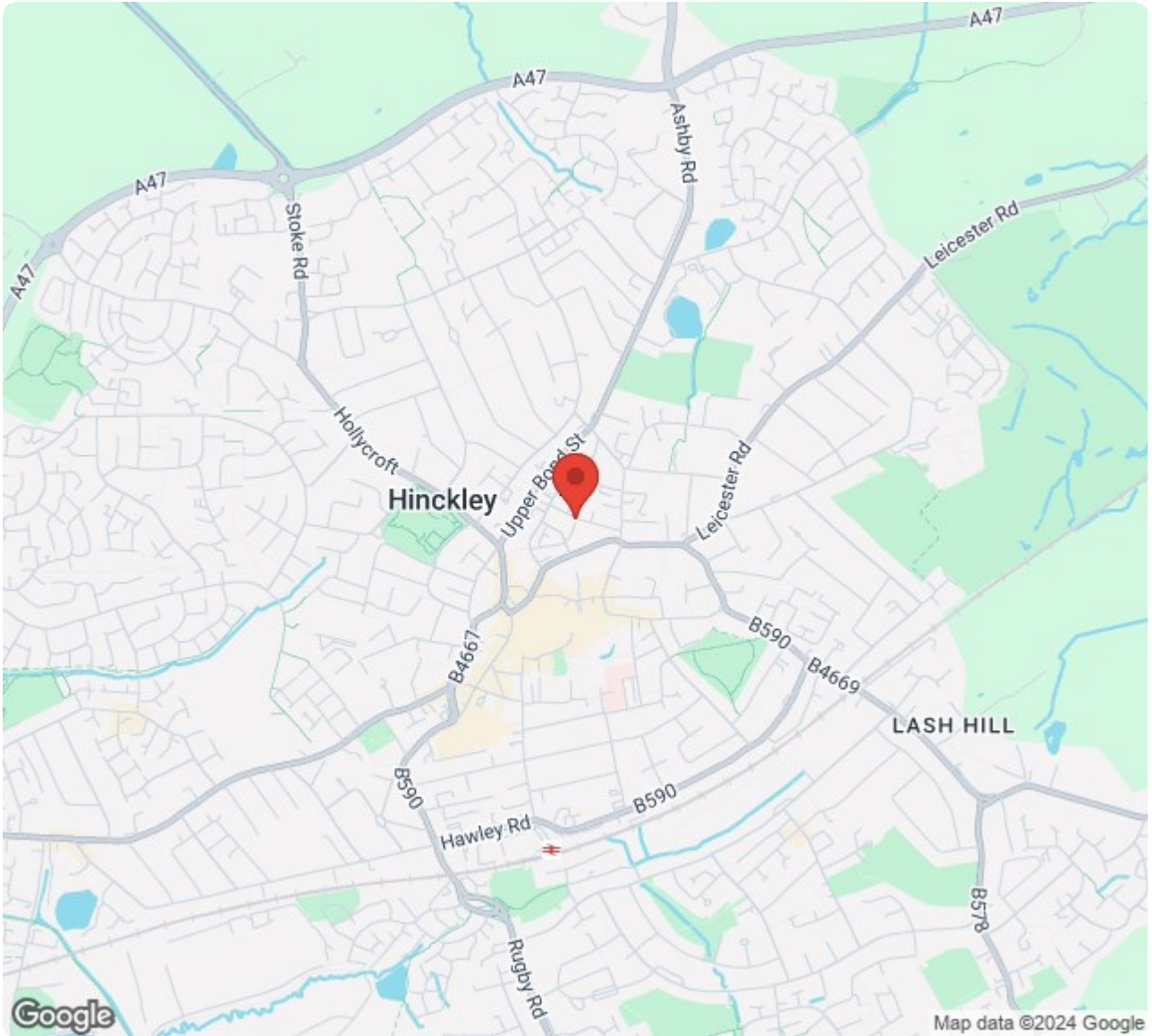
With radiator, double glazed Velux window.



### OUTSIDE

The property is nicely situated in the (Jury quarter) with wrought iron railing. Paved front forecourt adjacent to a subsidised residents car park. areas for pedestrian and vehicle access to the rear. Leading to a fully fenced and enclosed rear garden. Which is principally paved with surrounding raised beds. The garden has a sunny aspect, and potential driveway, with an outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Scrivins & Co**  
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk