

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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24 FERNESS ROAD, HINCKLEY, LE10 0TB

£200,000

NO CHAIN! Attractive, modern town house on a good size plot. Sought after and convenient location within walking distance to the town centre, the Crescent, schools, train and bus stations, doctors, dentist and good access to major road links. Benefits include a fitted kitchen, gas central heating and UPVC SUDG.

Spacious accommodation offers entrance porch, entrance hall, lounge and dining kitchen. Two double bedrooms and bathroom. Deep front and rear garden with timber outbuilding. Double length driveway on a separate plot. Contact agent to view. Carpets, blinds & curtains included.



TENURE

Freehold

Council tax band B

ACCOMMODATION

Attractive UPVC SUDG glazed door to

ENTRANCE PORCH

With wood stripped laminate flooring, inset spotlight, timber double doors to cupboard housing the consumer unit and electric meter, panelled glazed door to

ENTRANCE HALLWAY

With wood stripped laminate flooring, single panelled radiator, smoke alarm, glazed panel door to

KITCHEN TO FRONT

10'1" x 9'10" (3.09 x 3.00)

With wood effect vinyl flooring. A range of beechwood floor mounted cupboard units with matching beechwood roll edged worktop, built in Blomberg electric oven, 4 ring gas hob, Ignis extractor fan, tiled splashbacks. Further range of matching wall mounted units, single panelled radiator, glazed panel door to



REAR LOUNGE

14'9" x 11'3" (4.50 x 3.45)

With wood stripped laminate flooring, single panel radiator, TV aerial point, feature fireplace with timber mantle and hearth. Door to under stairs cupboard with lighting. UPVC SUDG sliding doors to rear garden. Stairway to



FIRST FLOOR LANDING

With smoke alarm, loft access, Honeywell heating programmer, panel door to

REAR BEDROOM ONE

14'9" x 11'4" (4.50 x 3.46)

With single panelled radiator



FRONT BEDROOM TWO

9'2" x 9'10" (2.81 x 3.02)

Single panel radiator. Wooden painted door to airing cupboard housing the Potterton heat max combination boiler for domestic hot water and central heating. Panel door to walk in wardrobe with hanging rail. Panel door to



BATHROOM TO REAR

5'2" x 6'11" (1.59 x 2.13)

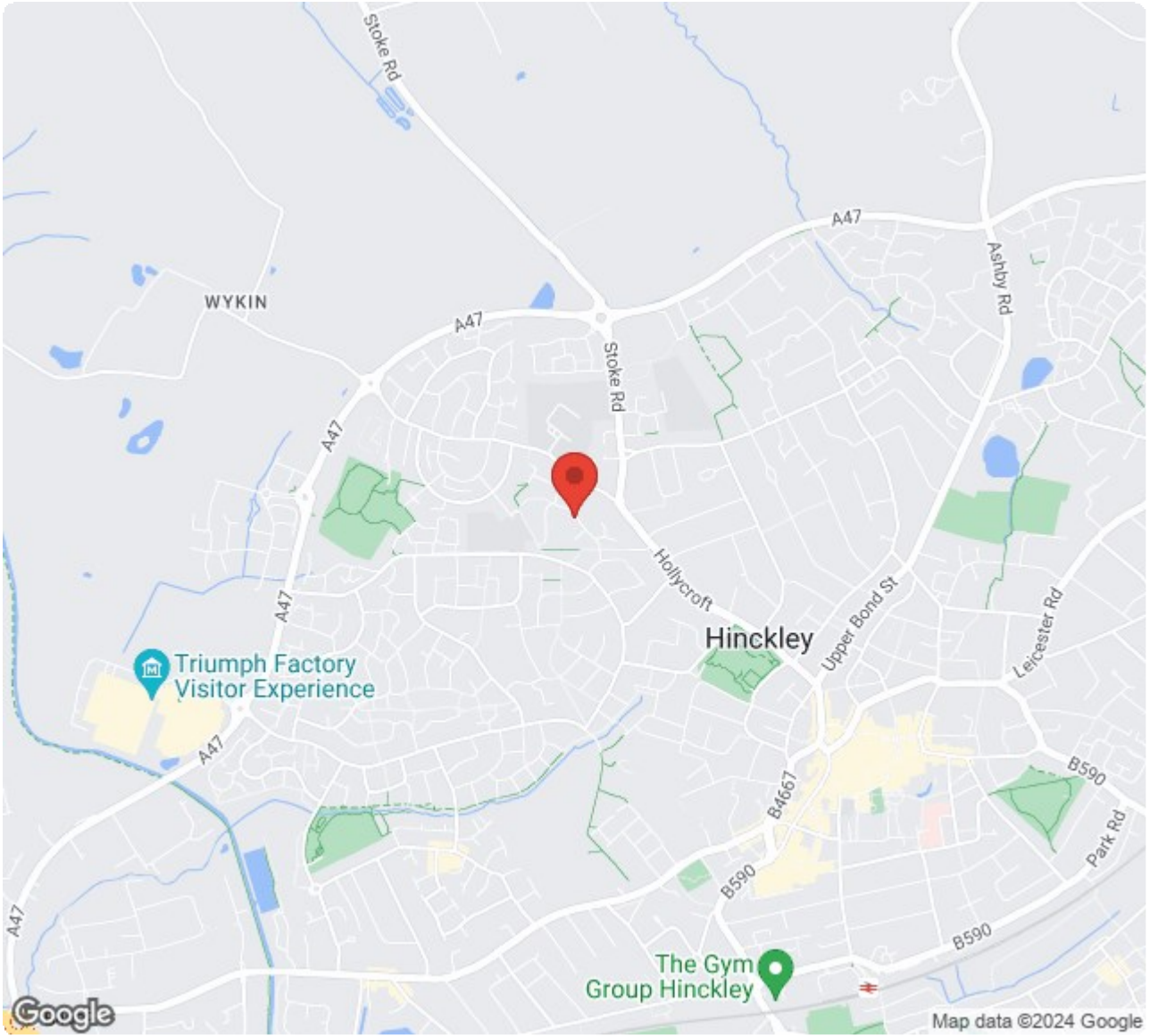
With a 3 piece suite consisting of pedestal wash hand basin, low level WC, panel bath with wall mounted bar shower, inset spotlights, vinyl flooring, tiled surrounds. Open airing cupboard with shelving and double panel radiator.



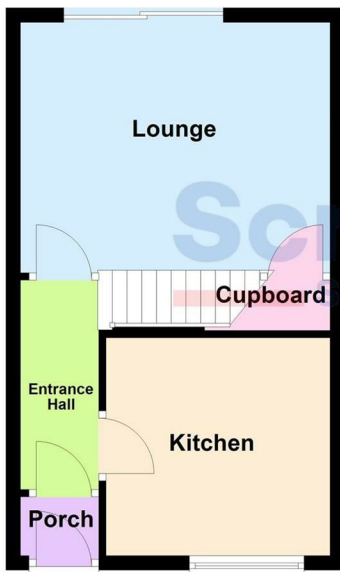
OUTSIDE

To the front is a concrete slab path leading to the front door. The front garden is predominantly laid to lawn with a decorative stone area and outside lighting. There is also a double length decorative stone driveway on a separate plot to the right of the house. To the rear of the property there is a block paved patio, the garden is predominantly laid to lawn with a decorative stone path leading to the timber outbuilding with electric and lighting.





Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | 73 | |
| (69-80) C | | | |
| (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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