

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



2 PRINCESS ROAD, HINCKLEY, LE10 1EA

OFFERS OVER £220,000

Impressive 2014 Evans Heritage built end townhouse on a large corner plot, sought after and highly convenient location within walking distance of the town centre, the Crescent, local schools, leisure centre, doctors, dentists, train and bus stations, bars and restaurants and good access to major road links. Immaculate contemporary style interior, energy efficient with a good range of quality fixtures and fittings including white panelled interior doors, spindle balustrades, ceramic tiled flooring, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, fitted kitchen with built in appliances and lounge dining room. Two double bedrooms, (main with fitted wardrobes) and bathroom with shower. Large corner plot offering ample car parking, hard landscaped front, side and sunny rear garden with shed. Viewing highly recommended. Carpets, blinds and white goods and shed included.



TENURE

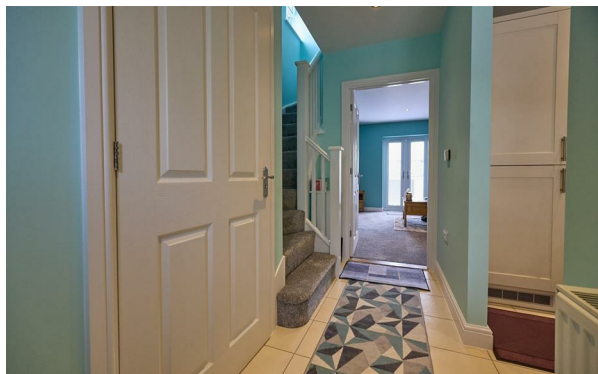
Freehold

ACCOMMODATION

With open pitched tiled canopy porch, with outside lighting, attractive teal composite panelled SUDG front door to

ENTRANCE HALLWAY

With ceramic tiled flooring, radiator, inset ceiling spotlights, wired in smoke alarm, dogleg stairway to first floor with spindle balustrades, there is also a digital thermostat for the central heating system on the ground floor. Attractive white four panelled door leads to



SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, ceramic tile flooring, chrome heated towel rail, wall mounted consumer unit, inset ceiling spotlights and extractor fan.

FRONT FITTED KITCHEN

5'5" x 10'1" (1.67 x 3.09)

With a fashionable range of matt cream fitted kitchen units with chrome handles and soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three draw unit, contrasting walnut finish roll edge work surfaces above with inset four ring induction hob unit, single fan assisted oven with grill beneath, integrated extractor above. Tiled and matching upstands, further matching range of wall mounted cupboard units, one concealing the Ideal gas condensing combination boiler for central heating and domestic hot water with programmer. Further built in appliances include a larger fridge freezer, plumbing for automatic washing machine which is included, ceramic tile flooring, inset ceiling spotlights, wired in heat detector.



REAR LOUNGE DINING ROOM

12'8" x 13'5" (3.87 x 4.09)

With a single panelled radiator, TV aerial point including Sky, inset ceiling spotlights, useful under stairs storage cupboard with light and power, UPVC SUDG french doors leading to the rear garden with built in blinds.



FIRST FLOOR LANDING

With white spindle balustrades, inset ceiling spotlights, wired in smoke alarm, loft access. Digital programmer for central heating.

REAR BEDROOM ONE

8'5" x 12'8" (2.57 x 3.88)

With two double wardrobe units in taupe with mirrored glazed doors and chest of draws beneath, further matching chest of draws and bedside cabinet included. Radiator and TV aerial point.



FRONT BEDROOM TWO

9'1" x 12'9" (2.79 x 3.89)

With radiator, TV aerial and power point for a wall mounted flat screen TV, built in storage cupboard.



FAMILY BATHROOM

6'5" x 5'6" (1.96 x 1.68)

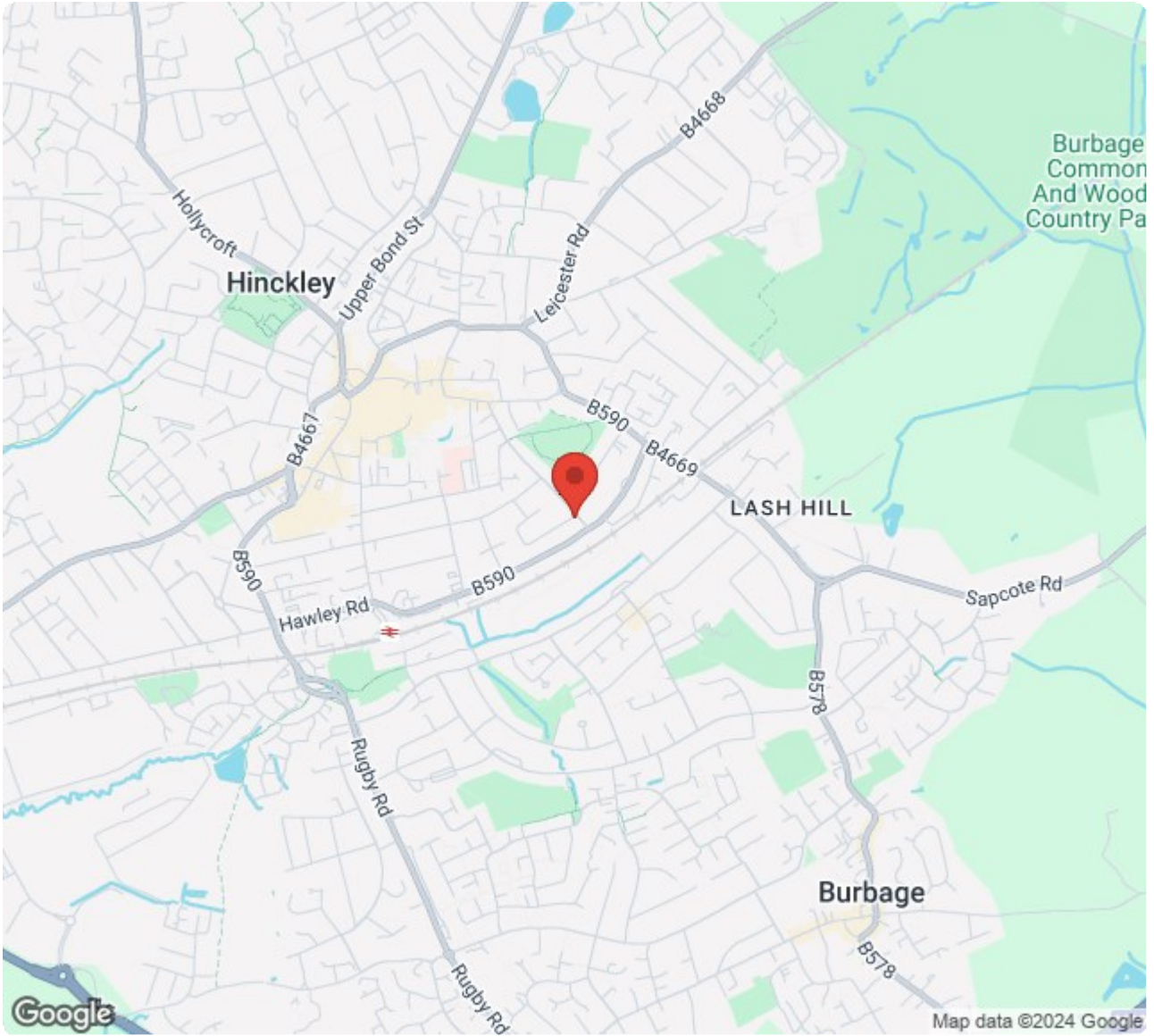
With white suite consisting of a P-shaped panelled bath, main shower unit above, glazed shower screen to side, wall mounted sink unit, WC. Contrasting tiled surrounds including the flooring, large wall mounted mirror included, inset ceiling spotlights, extractor fan and chrome heated towel rail.



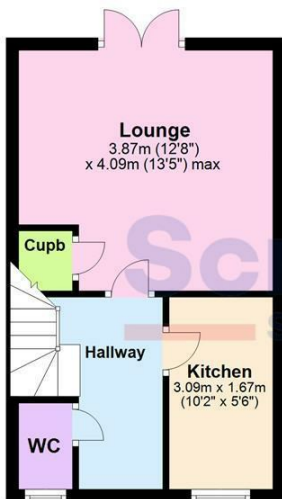
OUTSIDE

The property is set back from the road on a good size corner plot, set back from the road, screened behind picket fencing, the front garden is hard landscaped in slabs and stones, to the side of the property is a wide block paved and stone driveway offering ample car parking, a timber gate leads to the side of the property to the fully fenced side and rear garden which has a sunny aspect, hard landscaped, having a full width slab patio adjacent to the rear of the property, beyond which the garden is principally stone for easy maintenance, also a timber shed. Outside lighting and power point and cold water tap, the side garden is also slabbed and stoned for easy maintenance.

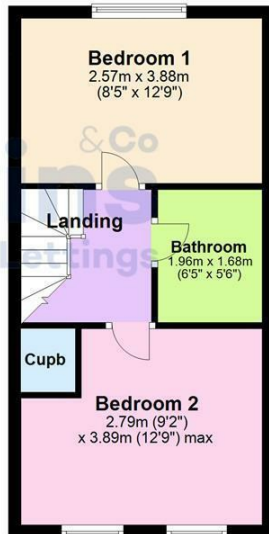




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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