

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

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104 EDWARD STREET, HINCKLEY, LE10 0DN

£210,000

NO CHAIN. Spacious traditional end town house on a large plot. Popular and convenient location within walking distance of the town centre, the Crescent, schools, train and bus station, doctors, dentist, leisure centre and with good access to major road links. Well presented and much improved including white panelled interior doors, feature open fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge, dining kitchen, UPVC SUDG conservatory and separate WC. Two double Bedrooms and bathroom. Wide driveway and large well kept rear garden with greenhouse and sheds. Viewing recommended. Carpets included.



TENURE
FREEHOLD

COUNCIL TAX - A

ACCOMMODATION

Attractive UPVC SUDG and colour leaded front door to:

ENTRANCE HALLWAY

Double panel radiator and stairway to first floor.

FRONT LOUNGE

12'4" x 12'9" (3.76 x 3.90)

Feature open fireplace having ornamental wooden surrounds, raised hearth and tiled backing. Fitted meter cupboard and arch topped alcove with fitted shelving to side. Double panel radiator TV aerial point including Virgin Media. Grey double doors lead to:

FITTED DINING KITCHEN

15'5" x 9'8" (4.71 x 2.95)

Range of cream fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit with contrasting solid butchers block working surfaces and tiled splashbacks. Inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath and integrated extractor above. Further matching range of wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine. Wall mounted Vaillant gas condensing combination boiler for central heating and domestic hot water. Double panel radiator and extractor fan. Useful understairs cupboard with fitted shelving and lighting. UPVC SUDG door leads to:



UPVC SUDG CONSERVATORY TO REAR

9'6" x 11'8" (2.92 x 3.56)

Four double power points, venting for a tumble dryer, overhead lighting and UPVC SUDG French doors leading to the rear garden. Door to:



SEPARATE WC

White suite consisting low level WC and wall mounted sink unit with tiled splashbacks. Extractor fan,

FIRST FLOOR LANDING

Single panel radiator, airing cupboard with fitted shelving and radiator. Loft access (loft is majority boarded) Original white panel interior doors to:

FRONT BEDROOM ONE

12'1" x 10'9" (3.70 x 3.30)

Double panel radiator and walk in wardrobe over the stairs.



BEDROOM TWO TO REAR

8'9" x 9'8" (2.68 x 2.97)

Radiator and built in wardrobe.



BATHROOM TO REAR

5'4" x 8'10" (1.63 x 2.71)

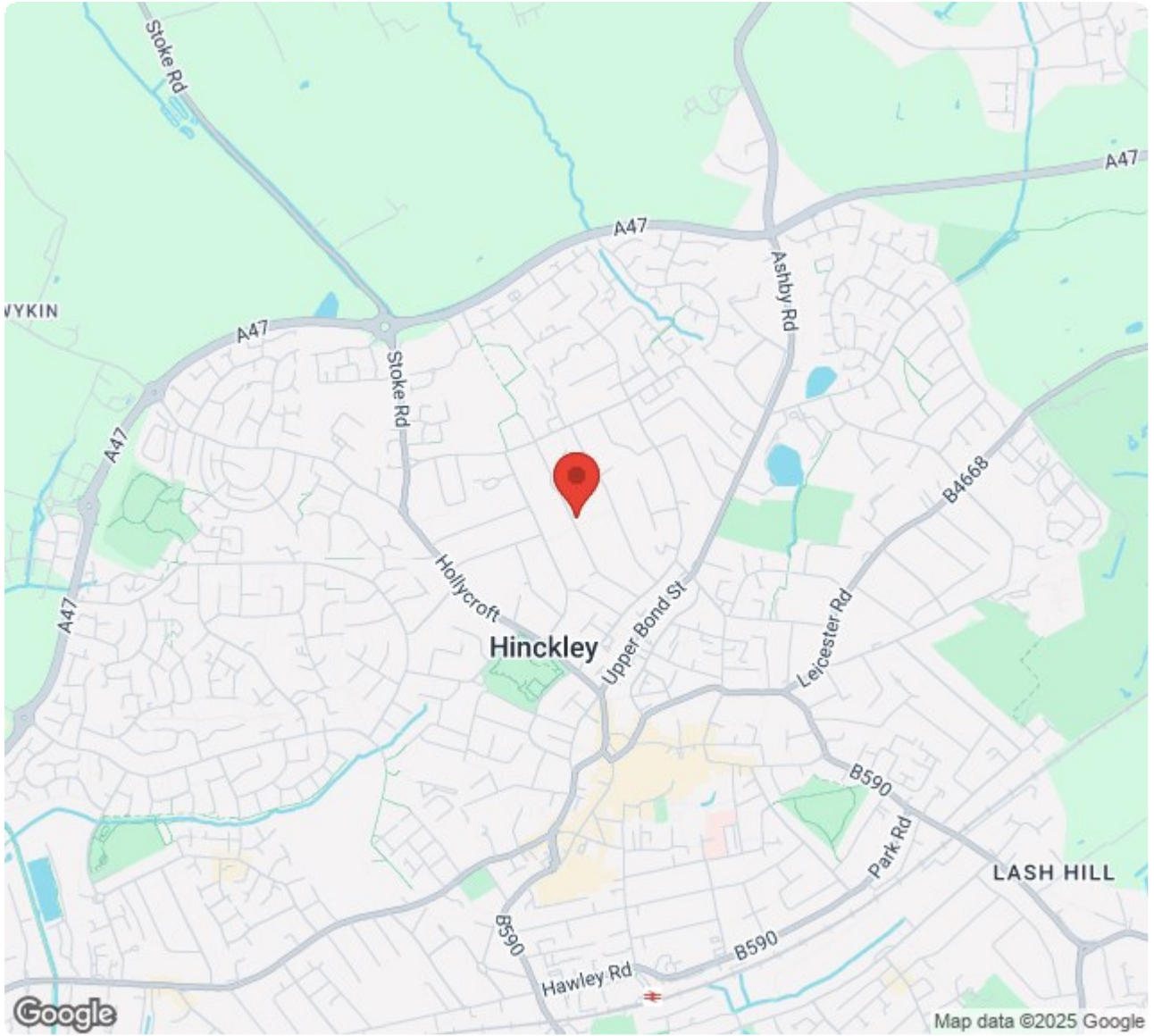
White suite comprising panelled bath, pedestal wash hand basin and low level WC. Contrasting tiled surrounds and radiator.



OUTSIDE

The property is set back from the road with a full width slabbed driveway to front offering ample car parking. A slabbed pathway leads down the side of the property, where there are two outside security lights, leading to the long rear garden. Fully fenced and hedged rear garden with a full width slabbed patio adjacent to the rear of the property with two timber sheds and outside cold water tap. beyond which is a further slabbed patio with surrounding beds, beyond which the remainder of the garden is principally laid to lawn with surrounding well stocked beds and borders along with further slabbed patio. The top of the garden is paved and stoned for easy maintenance with three further timber sheds and an aluminium greenhouse.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		



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