

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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1 SEVERN AVENUE, HINCKLEY, LE10 0YD

OFFERS OVER £190,000

No Chain. Attractive modern semi-detached house on a large corner plot. Sought after and convenient cul-de-sac location within walking distance of a parade of shops, Doctors surgery, local schools, parks, the town centre, the Crescent, train and bus stations and good access to major road links. Well presented and refurbished including white panelled interior doors, re-fitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, lounge and dining kitchen. 2 good sized bedrooms and bathroom with shower. Front, side and enclosed rear garden. Driveway to rear. Ample room for a garage/extension (subject to planning permission). Viewing recommended. Carpets, blinds and timber shed included.



TENURE

Freehold

ACCOMMODATION

With pitched and tiled canopy porch with outside lighting, UPVC SUDG front door leading to

ENTRANCE HALLWAY

With tiled flooring, wall mounted Valliant thermostat for central heating and wall mounted consumer unit, opening to

DINING KITCHEN

12'7" x 8'5" (3.84 x 2.58)

With tiled flooring, a range of floor standing cream kitchen cupboard units with brushed chrome handles, stone effect worktop. One and a half stainless steel sink with chrome mixer tap, freestanding BEKO double oven with four ring hob. Further range of matching wall hung cupboard units, one housing the Valliant combination boiler for domestic hot water and gas central heating. Single panelled radiator, UPVC SUDG door leading to rear garden.



FRONT LOUNGE

12'7" x 13'3" (3.84 x 4.04)

With wood strip laminate flooring, TV aerial point, single panelled radiator, timber door to under stairs storage cupboard, timber balustrade stair case to



FIRST FLOOR LANDING

With smoke alarm, loft access, the loft is partially boarded. Six panelled door to

FRONT BEDROOM ONE

10'3" x 11'6" (3.13 x 3.53)

With single panelled radiator, double built in wardrobe with shelving and hanging rail. Further over stairs storage with shelving, door to



REAR BEDROOM TWO

5'2" x 10'2" (1.58 x 3.11)

With single panelled radiator, door to



REAR BATHROOM

5'10" x 6'1" (1.79 x 1.87)

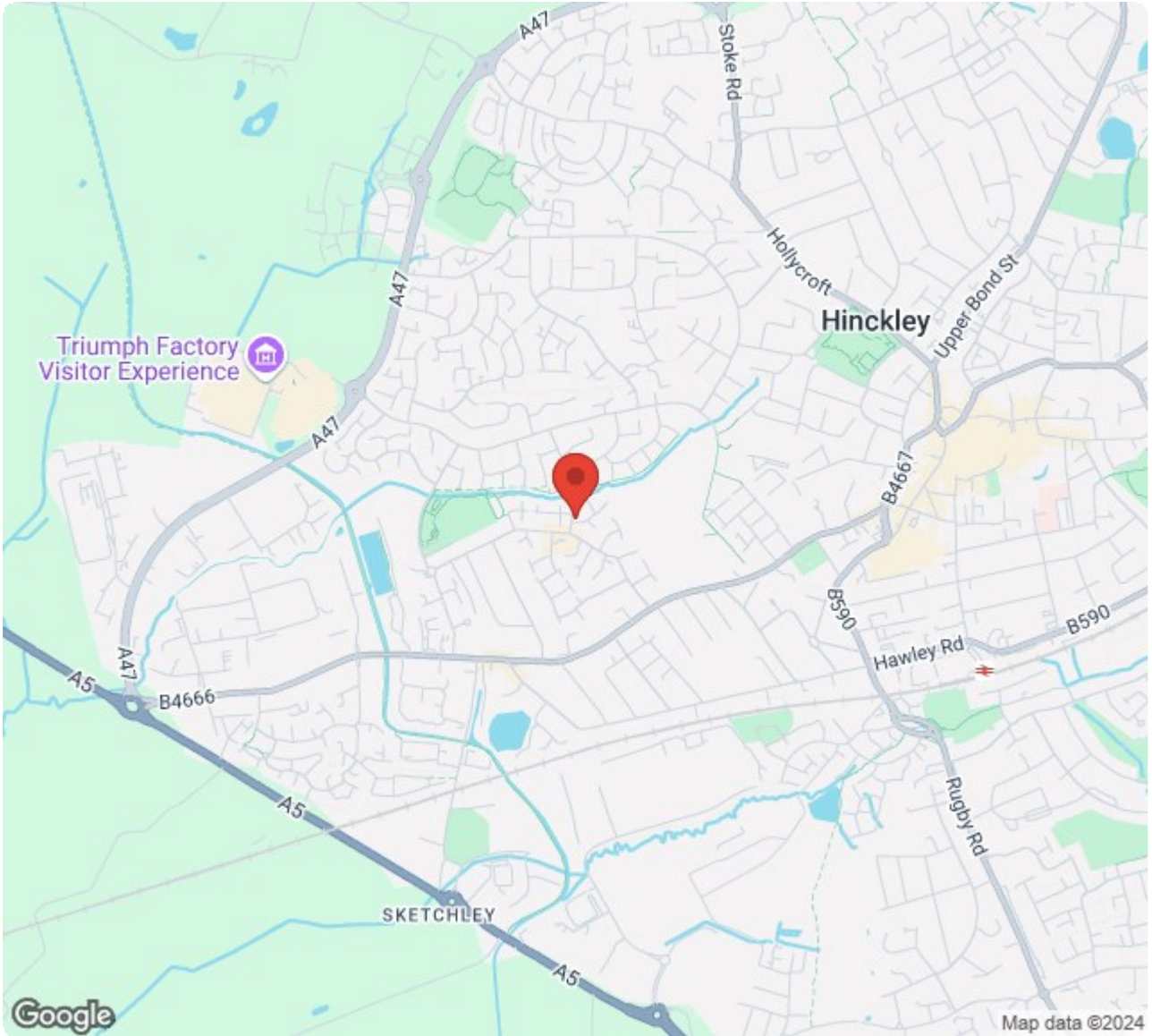
With tile effect vinyl flooring, three piece suite consisting of low level WC, wall hung wash hand basin with chrome mixer tap, panelled bath with chrome mixer taps and chrome wall hung shower attachment. Tiled surrounds, chrome towel radiator.



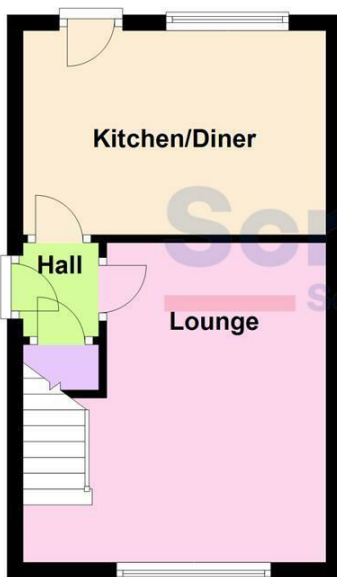
OUTSIDE

The front garden is predominantly laid to lawn with a concrete slabbed path leading to the front door and pedestrian gate for access to rear garden. To the rear of the property there is a concrete slabbed patio adjacent to the rear of the property, the garden is predominantly laid to lawn with a further slate decorative stoned patio to the bottom of the garden. The garden is enclosed with fencing and a brick wall, it also has a timber shed, outside tap. Beyond the garden is a double length driveway for two cars.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		70	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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