

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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55 JOHN NICHOLS STREET, HINCKLEY, LE10 0LB

OFFERS OVER £118,000

Spacious traditional first floor maisonette. Popular and convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentists, train and bus stations, parks, leisure centre, bars restaurants and with good access to major road links. Well presented with a range of good quality fixtures and fittings including gas central heating and UPVC SUDG. Offers entrance lobby, entrance hallway, lounge dining room with feature fireplace and fitted kitchen. Two double bedrooms (main with fitted wardrobes) and bathroom with shower. Driveway, garden and brick store to the side. Ideal first time buy/investment. Carpets, curtains and blinds included.



TENURE

Leasehold

lease is 125 years from 15/05/1997 - 97 yrs remaining

Service charge and ground rent is £145 per annum

ACCOMMODATION

Attractive UPVC SUDG front door to

ENTRANCE LOBBY

With double panelled radiator, overhead lighting, stairway to

FIRST FLOOR ENTRANCE HALLWAY

With single panelled radiator, full height storage cupboard housing the meters. Thermostat for central heating. Further door to the airing cupboard housing the Worcester gas combination boiler for central heating and domestic hot water.

REAR LOUNGE DINING ROOM

15'7" x 11'8" (4.77 x 3.56)

With feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating living flame coal effect gas fire. TV aerial point, coving to ceiling.



REAR FITTED KITCHEN

9'10" x 9'4" (3.00 x 2.86)

With a range of medium oak fitted kitchen units consisting inset one and a half bowl single drainer sink unit with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit with single oven with grill beneath and integrated extractor above. Further matching wall mounted cupboard units. Appliance recess points and plumbing for automatic washing machine. Washing machine and stainless steel American fridge freezer is included. Ceramic tiled flooring.



BEDROOM ONE TO FRONT

15'0" x 8'11" (4.58 x 2.73)

Range of fitted bedroom furniture in white consisting three double wardrobes to the full width of one wall. Radiator.



BEDROOM TWO TO FRONT

9'1" x 11'11" (2.79 x 3.64)

Built in wardrobe over the stairs. Radiator with surrounding radiator cover.



BATHROOM TO REAR

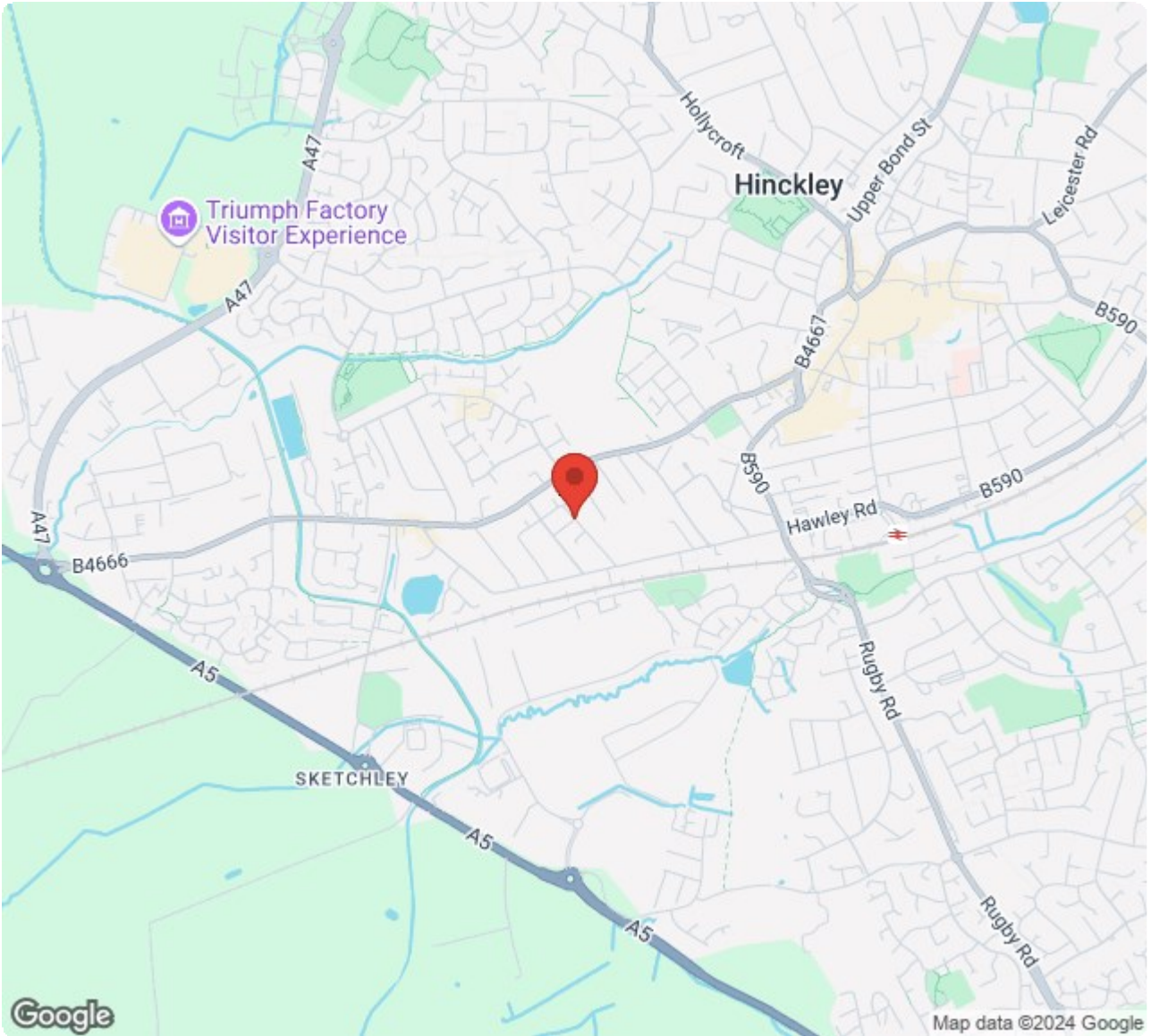
5'6" x 6'0" (1.69 x 1.85)

White suite consisting panelled bath with electric shower unit above, wall mounted sink unit and low level WC. Contrasting tiled surrounds, radiator and extractor fan.



OUTSIDE

The property is set back from the road, with a stone driveway to side and lawned garden area with surrounding beds. a slabbed pathway leads down the side of the house to a brick garden store.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(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	



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