



83 DERBY ROAD, HINCKLEY, LE10 1QE

OFFERS OVER £170,000

Attractive traditional rendered end terraced house of character. Popular and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, leisure centre, Hollycroft Park and good access to major road links. Well presented and refurbished including pine panel interior doors, wooden flooring, feature open Victorian fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers lounge, dining room, kitchen and rear hallway, two bedrooms, main with fitted wardrobes and bathroom. Hard standing to front and long sunny rear garden with shed. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

Attractive grey composite SUDG front door with outside lighting leading to

FRONT LOUNGE DINING ROOM

12'7" x 13'10" (3.86 x 4.24)

With feature Victorian open fireplace having ornamental black wooden surrounds, raised black quarry tile hearth, ornamental cast iron open fireplace with floral tiles. Fitted meter cupboard to side alcove. Oak finish laminate wood strip flooring. Radiator, TV aerial point. Coving to ceiling. Useful under stairs storage cupboard. Attractive pine and glazed door to



REAR REFITTED KITCHEN

7'6" x 9'5" (2.31 x 2.89)

With a range of grey fitted kitchen units, consisting inset Belfast sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawers. Contrasting black working surfaces above with inset four ring ceramic hob unit, single oven with grill beneath, white tiled splashbacks, wall mounted display shelving. Appliance recess points, plumbing for automatic washing machine. Doorway to



REAR HALL

With radiator, with surrounding ornamental radiator cover. Wireless digital thermostat and programmer for the central heating system. Stairway to first floor, UPVC SUDG door leading to the garden.

FIRST FLOOR LANDING

With loft access, with extending aluminium ladder for access, the loft is majority boarded with lighting, solid pine panelled interior doors lead to

FRONT BEDROOM ONE

10'8" x 13'1" (3.26 x 3.99)

With a range of bedroom furniture consisting one double and one single wardrobe unit in gloss white. Radiator, coving to ceiling.



REAR BEDROOM TWO

6'7" x 10'4" (2.01 x 3.16)

With radiator.



REAR BATHROOM

7'3" x 6'0" (2.23 x 1.83)

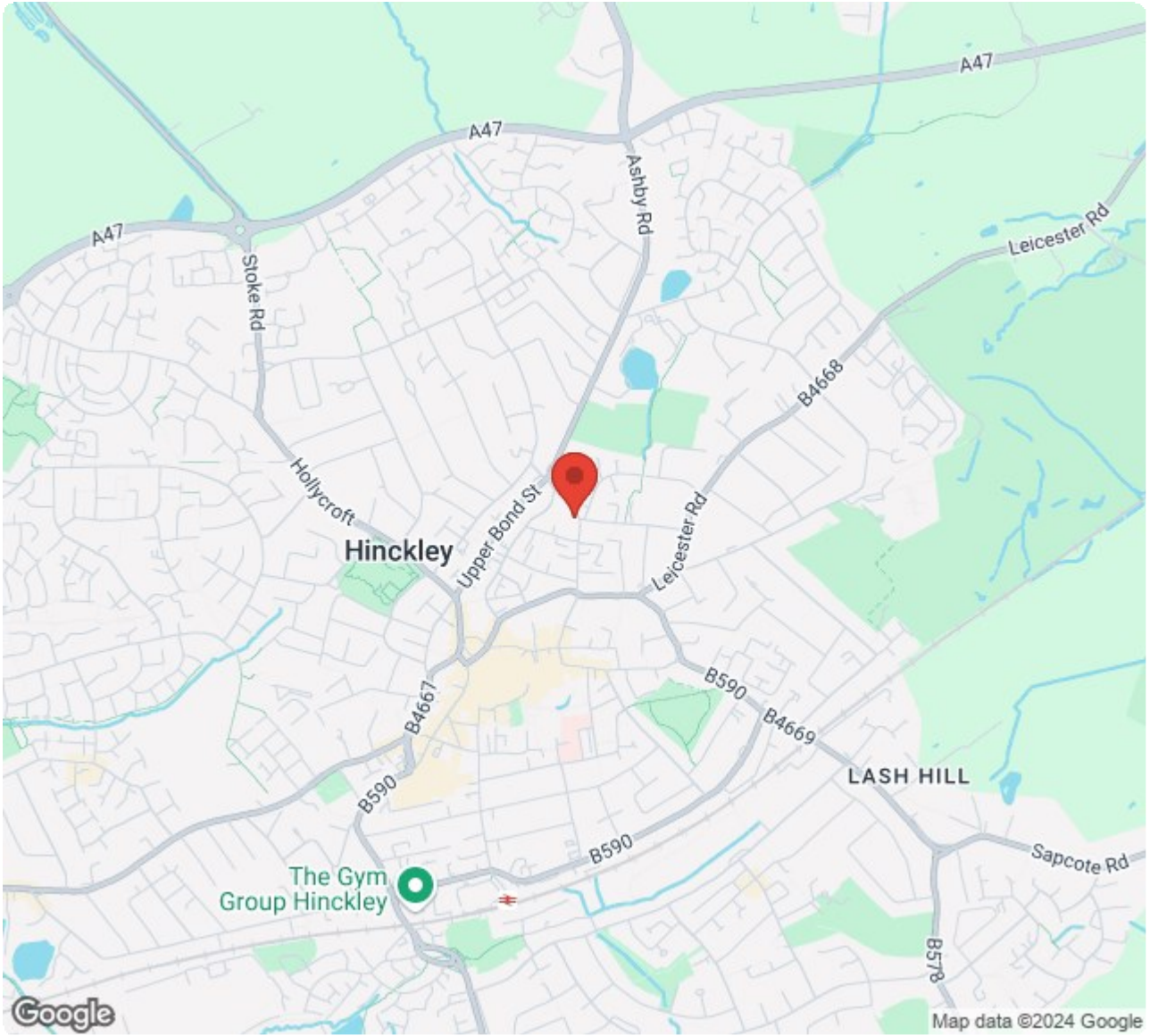
With Victorian style suite in white consisting roll top panelled bath with claw feet, mixer tap and shower attachment above. Pedestal wash hand basin, low level WC, contrasting grey tongue and groove panelled surrounds. Radiator. Double doors lead to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.



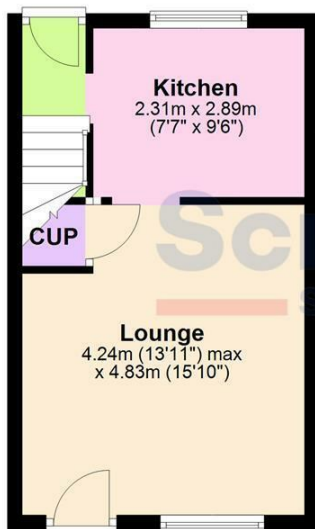
OUTSIDE

The property is nicely situated overlooking a green to front, set back from the road having a full width stone hard standing to front, outside there is a shared access leading down the side of the property to the long fenced and enclosed rear garden. Adjacent to the rear of the house is a concrete patio, beyond which is a decorative stone pathway leading to the top of the garden where there is a lawned area. Further stone and slabbed area to the top of the garden where there is a timber shed. The garden has a sunny aspect.

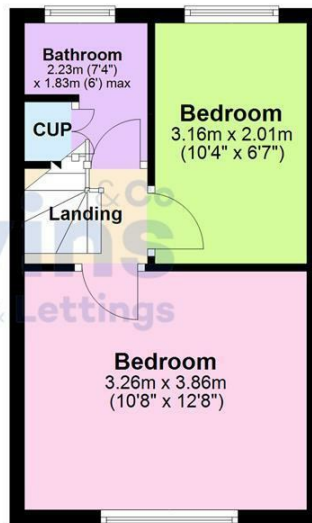




Ground Floor



First Floor



Total area: approx. 55.3 sq. metres (594.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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