

# 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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### 27 PRINCESS ROAD, HINCKLEY, LE10 1EA

**£195,000**

Attractive and modernised end of terraced property of character. Popular and convenient location within walking distance of the town centre, the Crescent, schools, doctors, restaurants, Leisure Centre, Queens park, train and bus stations. Immaculately presented and much improved including refitted kitchen and bathroom, panelled interior doors, laminated flooring, feature fireplaces, gas central heating and UVPC SUDG. Spacious accommodation offers lounge, dining room and kitchen. Two double bedrooms and bathroom with shower. Hard landscaped rear garden. Viewing highly recommended. Carpets and blinds included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - A

**ACCOMMODATION**

UPVC SUDG front door to:

**DINING ROOM**

11'11" x 11'3" (3.65 x 3.44)

Feature fireplace with timber mantle, tiled hearth and decorative solid fuel burning fire. Double panel radiator, cupboard with timber door housing circuit board and electric meter, coving to ceiling and ceiling rose. Timber and glazed door to:



**LOUNGE**

11'10" x 12'2" (3.63 x 3.71)

Feature fireplace with timber mantle and brick backing with fire inset. Wood strip laminate wood flooring, single panel radiator, coving to ceiling and ceiling rose. Panelled door to under stairs cupboard housing the gas meter & shelving. Panel and glazed door to:



**KITCHEN**

6'5" x 11'10" (1.98 x 3.61)

Range of cream floor standing kitchen units with brushed chrome knobs and wood effect working surfaces above. Inset one and a half ceramic sink with chrome mixer tap above. Further range of matching wall mounted cupboard units.

Integrated fridge freezer, free standing Hotpoint gas electric oven with four ring gas hob above and Premier Range extractor above. Tile effect splashbacks, beams to ceiling, tiled effect laminate flooring, fashionable grey vertical radiator and UPVC SUDG door to rear garden.



**FIRST FLOOR LANDING**

Single panel radiator and coving to ceiling. Panel doors to:

**FRONT BEDROOM ONE**

13'9" x 11'4" (4.20 x 3.47)

Single panel radiator and over stairs storage cupboard with loft access.



## REAR BEDROOM TWO

10'7" x 12'3" (3.25 x 3.74)

Double panel radiator.



## BATHROOM TO REAR

6'4" x 11'3" (1.94 x 3.45)

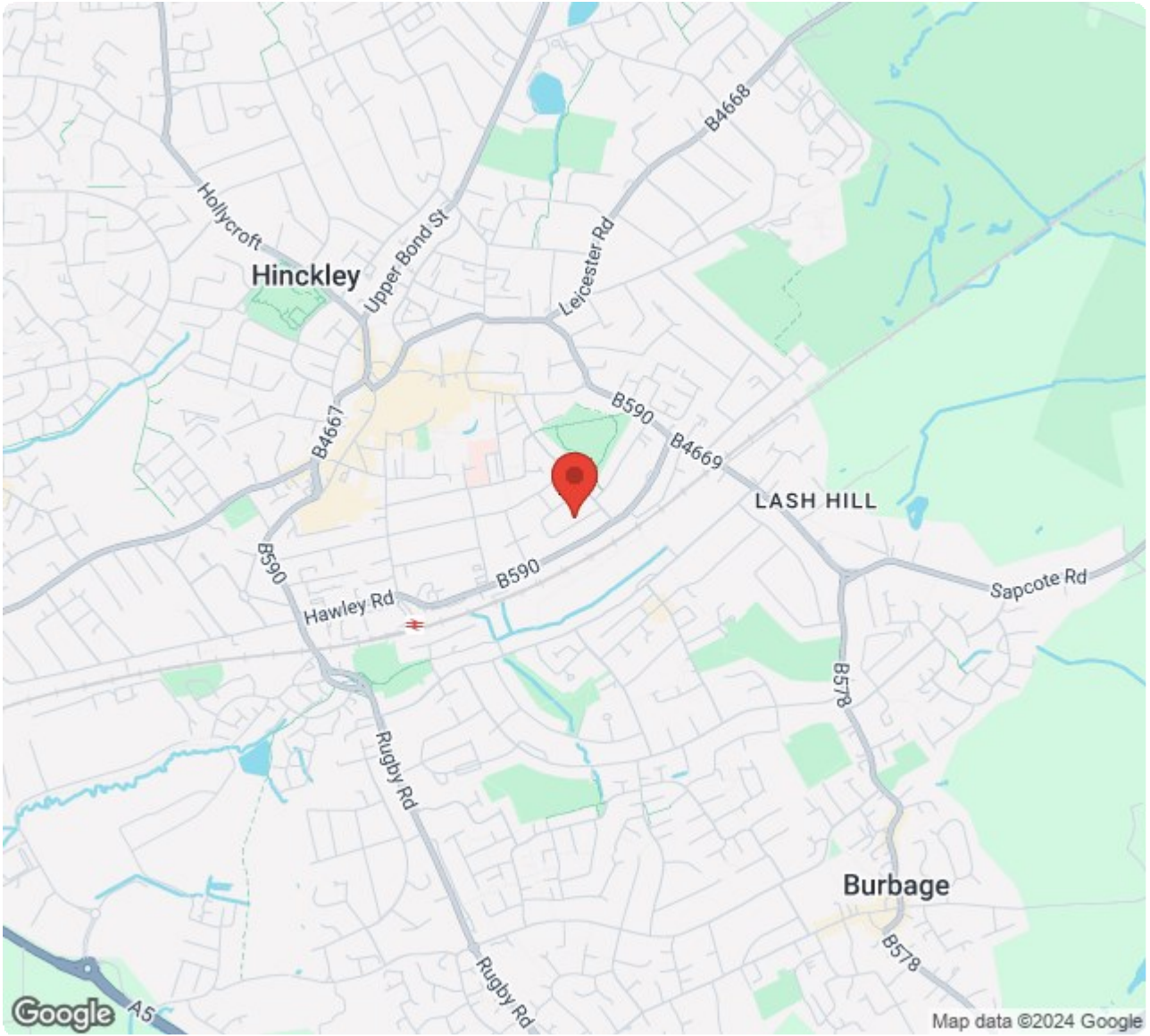
Four piece suite consisting low level WC, free standing roll top bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, shower enclosure with bar shower and hand attachment. Wood strip laminate flooring, tiled surrounds and decorative grey towel heater.

## OUTSIDE

Adjacent to the rear of the property is an area of artificial turf, stepping up to a block paved path leading to the rear of the garden. To the left of the garden is an area of decorative stone incorporating a pond with water feature and pump. Concrete slabbed patio to the top of the garden with wooden pergola over, which leads to a concrete built garage with double timber doors, with lighting and power. The garden is fenced and enclosed. To the rear of the kitchen is a brick built outhouse with plumbing for washing machine and has lighting and electric.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

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