

Scrivins & Co

Sales & Lettings

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29 SEVERN AVENUE, HINCKLEY, LE10 0YD

ASKING PRICE £185,000

NO CHAIN. Attractive modern semi detached house. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, schools, parks, the town centre, The Crescent, train and bus stations and with good access to major road links. Benefits from gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, lounge with feature fireplace and dining kitchen. Two good sized bedrooms (main with fitted wardrobes) and bathroom. Driveway and garage space (subject to planning permission). Front and enclosed rear garden with shed. Contact agents to view.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Open pitch and tiled canopy porch with outside lighting. Attractive UPVC SUDG and colour leaded front door to:

ENTRANCE HALLWAY

Laminate wood strip flooring. Door to:

FRONT LOUNGE

13'3" x 12'6" (4.04 x 3.83)

Feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating living flame log effect electric fire. Laminate wood strip flooring, radiator, coving to ceiling, TV and telephone points. Stairway to first floor.



DINING KITCHEN TO REAR

12'6" x 8'6" (3.82 x 2.60)

Single drainer stainless steel sink unit with double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting working surfaces above. and tiled splashbacks. Further matching wall mounted cupboard units and one tall larder unit. Appliance recess points, gas and electric cooker points and plumbing for automatic washing machine. Wall mounted gas boiler for central heating and domestic hot water with digital programmer. Radiator and UPVC SUDG door leading to the rear garden.



FIRST FLOOR LANDING

Loft access.

FRONT BEDROOM ONE

11'5" x 12'7" (3.49 x 3.84)

Range of Hammonds fitted bedroom furniture in cream consisting two double wardrobe units and two bedside cabinets. Further built in double wardrobe over stairs. Door to airing cupboard housing lagged cylinder with fitted immersion heater. Laminate wood strip flooring, ceiling mounted fan light and radiator.



BEDROOM TWO TO REAR

6'5" x 10'3" (1.98 x 3.13)

Radiator.



BATHROOM TO REAR

5'10" x 5'6" (1.78 x 1.68)

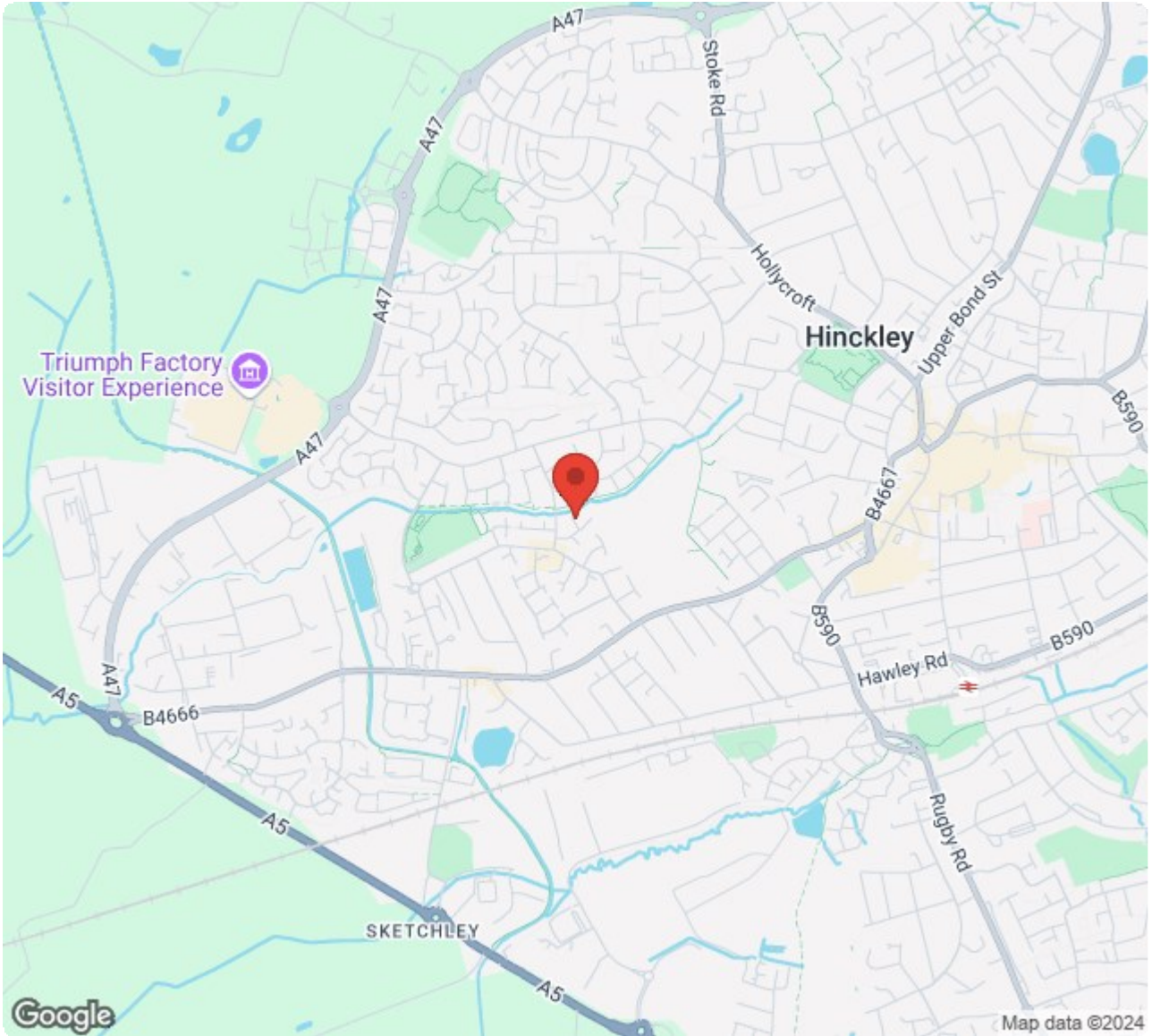
Panelled bath with electric shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds and radiator.



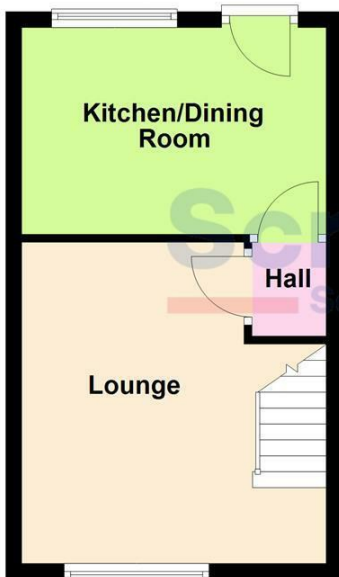
OUTSIDE

The property is nicely situated in a cul de sac, set back from the road. front garden is principally laid to lawn. A slabbed driveway leads down the side of the property, offering ample car parking . Ample room for an extension or garage (subject to planning permission) A wrought iron gate offers access to the fully fenced and enclosed rear garden, which has a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is mainly laid to lawn with surrounding beds and borders. Timber shed, outside tap and light.

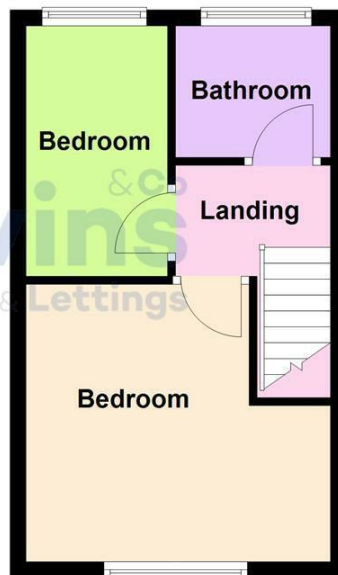




Ground Floor



First Floor



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

