

# 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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**105 FACTORY ROAD, HINCKLEY, LE10 0DP**

**ASKING PRICE £170,000**

No Chain. Attractive traditional Bay fronted terraced house of character. Popular, highly convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, Hollycroft Park, bars and restaurants and good access to major roads links. Benefits include original stripped pine panel interior doors, original open fireplaces, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room and kitchen. Two double bedrooms and bathroom. Front forecourt, enclosed rear yard with brick built WC and a long sunny rear garden. Contact agents to view. Carpets included.





## TENURE

Freehold  
Council Tax Band A

## ACCOMMODATION

UPVC SUDG front door to

### FRONT LOUNGE

12'11" x 14'1" (3.96 x 4.31)

With original open tiled fireplace, fitted meter cupboard to side alcove, radiator. Original stripped pine panel interior door to



### INNER LOBBY

With door to useful under stairs storage cupboard with fitted shelving and lighting, this also houses the electric meters. Original floor to ceiling storage cupboards.

### REAR DINING ROOM

11'3" x 13'0" (3.44 x 3.97)

With original open tiled fireplace, radiator. Door and stairway to first floor.



### REAR KITCHEN

12'10" x 6'5" (3.92 x 1.97)

With single drain stainless steel sink unit, double cupboard beneath. Further floor mounted cupboard units and drawers. Roll edge working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine, gas cooker point. Radiator, wall mounted gas condensing boiler for central heating and domestic hot water. UPVC SUDG door to the side of the property.



### FIRST FLOOR LANDING

With single panel radiator

### FRONT BEDROOM ONE

12'11" x 11'6" (3.96 x 3.52)

With original white Victorian cast iron fireplace with wood surrounds, double panel radiator. Built in wardrobe over the stairs, loft access above.



## REAR BEDROOM TWO

11'2" x 10'1" (3.42 x 3.09)

With radiator, built in single wardrobe. Original white cast iron Victorian fireplace.



## REAR BATHROOM

12'10" x 6'5" (3.92 x 1.97)

With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side. Contrasting tiled surrounds, pedestal wash hand basin, low level WC. Radiator, door to the airing cupboard housing the cylinder for domestic hot water.

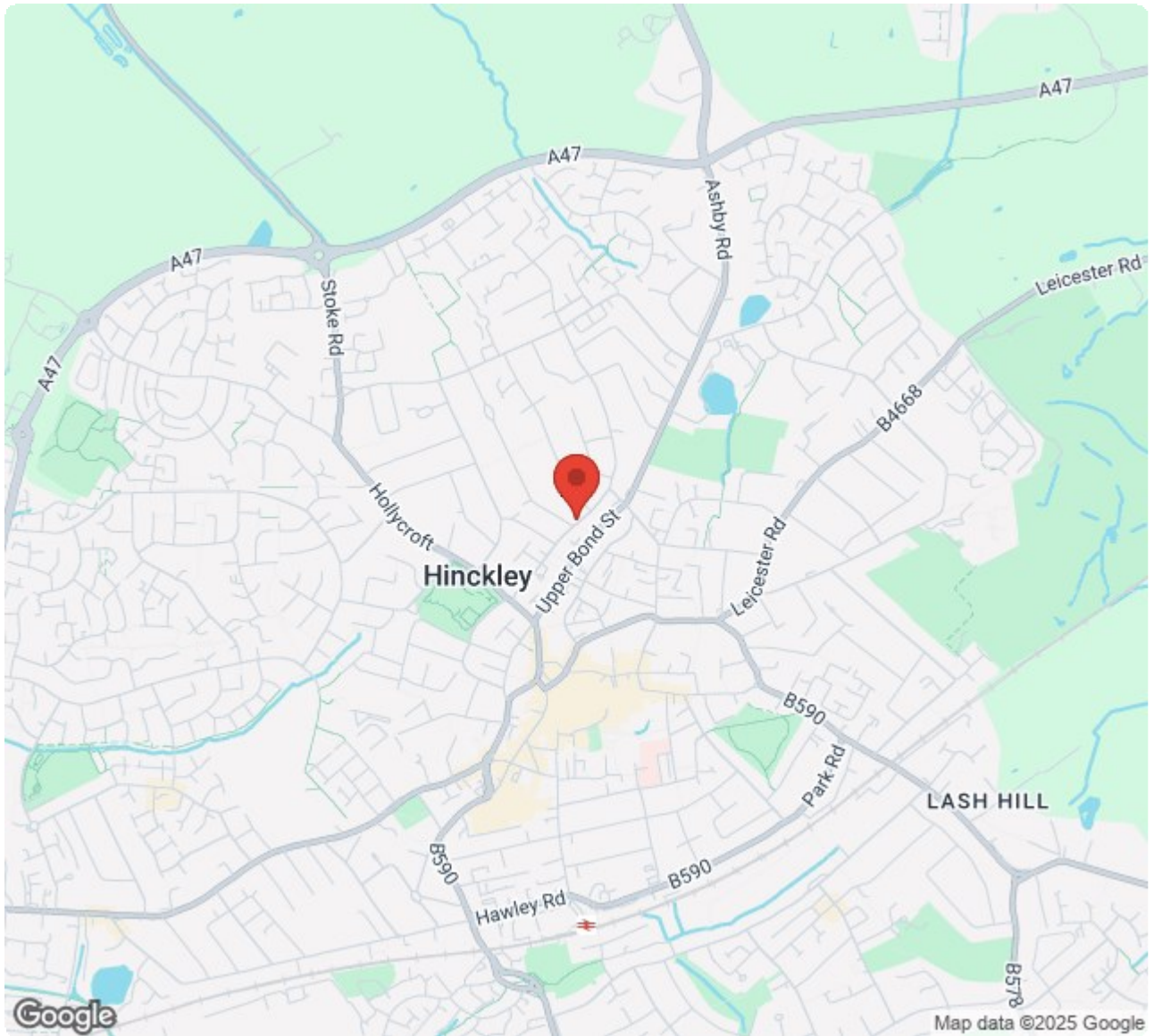


## OUTSIDE

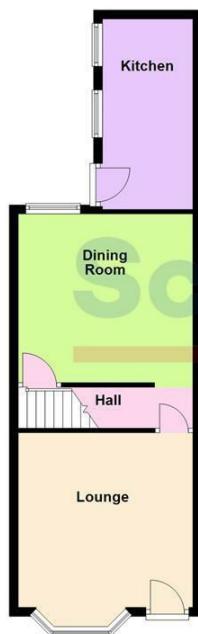
The property is set back from the road screened behind a panel fencing with a paved forecourt. There is a shared pedestrian access to the rear of the property. Adjacent to the rear of the house is a original blue brick paved rear yard, fenced and enclosed. Attached to the rear of the house is a brick built WC, beyond which is a long fenced and hedged rear garden, principally paved and having a sunny aspect.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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