

# 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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## 7 JOHN NICHOLS STREET, HINCKLEY, LE10 0LD

**£220,000**

NO CHAIN. Spacious traditional family home on a large sunny plot. Popular and convenient location within walking distance of the town centre, The Crescent, Westfield Junior school, train and bus stations, doctors, dentists, leisure centre and with good access to major road links. Benefits include refitted kitchen and shower room, re roofing, gas central heating and UPVC SUDG. Offers entrance hall, lounge and dining kitchen. Three bedrooms and shower room. Hard standing to front. Large sunny rear garden with brick built outbuilding. Contact agents to view. Carpets included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND TBC

**ACCOMMODATION**

Attractive UPVC SUDG and colour leaded front door with outside lighting to:

**ENTRANCE HALLWAY**

Radiator, digital programmer and thermostat for central heating and domestic hot water and door to cloakroom with light, power and quarry tiled flooring. Dog legged stairway to first floor and useful understairs storage cupboard beneath housing the meters and having quarry tiled flooring. Door to:

**REAR LOUNGE**

10'8" x 15'2" (3.27 x 4.63)

Feature brick fireplace incorporating a living flame coal effect gas fire. Radiator, TV aerial and telephone points and ceiling mounted fan light.

**FITTED DINING KITCHEN TO REAR**

9'8" x 17'7" (2.95 x 5.38)

Range of medium oak fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further range of matching floor mounted cupboard units including two sets of four and one set of three drawer units with contrasting roll edge working surfaces above and tiled splashbacks. Inset four ring ceramic hob unit and integrated fan assisted oven with grill. Further matching wall mounted cupboard units. One double and one single larger cupboards. Appliance recess points and plumbing for automatic washing machine and dishwasher. Laminate and quarry tiled flooring, radiator and UPVC SUDG door to rear garden.



**FIRST FLOOR LANDING**

Double airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water. Loft access with extending aluminium ladder.

**REAR BEDROOM ONE**

9'11" x 13'11" (3.04 x 4.25)

Built in double wardrobe and radiator.



**BEDROOM TWO TO REAR**

10'0" x 11'2" (3.07 x 3.41)

Built in wardrobe and radiator.



### **BEDROOM THREE TO REAR**

6'8" x 11'0" (2.04 x 3.37)

Built in storage cupboard and radiator.



### **REFITTED SHOWER ROOM TO FRONT**

5'6" x 10'2" (1.70 x 3.10)

White suite consisting fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin with mirror fronted bathroom cabinet above and low level WC. Contrasting fully tiled surrounds including the flooring, white wall mounted double storage cupboard and chrome heated towel rail.



### **OUTSIDE**

The property is set back from the road screened behind a low brick retaining wall. The front garden is principally laid to lawn with surrounding beds. Slabbed hardstanding. Shared covered side entry leading down the side of the property through double timber gates to the large fully fenced and enclosed rear garden, which has a full width concrete and cobble patio adjacent to the rear of the property where there is two brick built garden stores. Beyond which the garden is principally laid to lawn. The garden has a sunny aspect. Outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			



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