

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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12 GILLIVER STREET, NEWBOLD VERDON, LE9 9PD

ASKING PRICE £200,000

NO CHAIN. The property is of non standard construction (pre-cast concrete construction). Fully modernised and refurbished semi detached family home. Popular and convenient cul de sac location within walking distance of the village centre including shops, junior school, Doctors surgery, public houses and with good access to major road links. Immaculately presented contemporary style interior the property benefits from refitted kitchen and bathroom, electrics recently rewired, vinyl flooring, oak panelled interior doors and inset ceiling spotlights. The spacious property offers open plan living dining kitchen. Three good sized bedrooms and bathroom with shower. Wide driveway. Good sized enclosed rear garden with summer house. Carpets, blinds and light fittings included. Ideal Buy to Let, currently short-term let.



TENURE

Freehold

Council Tax Band B

ACCOMMODATION

Attractive composite front door to

OPEN PLAN LIVING/DINING/KITCHEN

With laminate wood strip flooring, tall fashionable radiator, stairway to first floor with spindle balustrades. TV aerial point and telephone point.



LOUNGE AREA

17'8" x 9'6" (5.40 x 2.91)

With vinyl flooring, tall fashionable radiator, stairway to first floor with spindle balustrades. TV aerial point and telephone point. Smart digital thermostat.



DINING KITCHEN AREA

20'8" x 8'1" (6.30 x 2.47)

With a refitted kitchen with a fashionable range of floor standing cupboard units in Blue with marble effect working surfaces above, inset one and a half bowl composite sink with drainer, with pull down tap above, cupboard beneath. Inset five ring gas hob with Russell Hobbs extractor hood above and electric oven and grill beneath. Tiled splashbacks, range of wall mounted cupboard units. Integrated dishwasher, fridge/freezer and washing machine. Tiled splashbacks. Wired in smoke alarm. Vinyl flooring. Fashionable tall radiator. Inset ceiling spotlights. UPVC SUDG French doors to the rear garden.



FIRST FLOOR LANDING

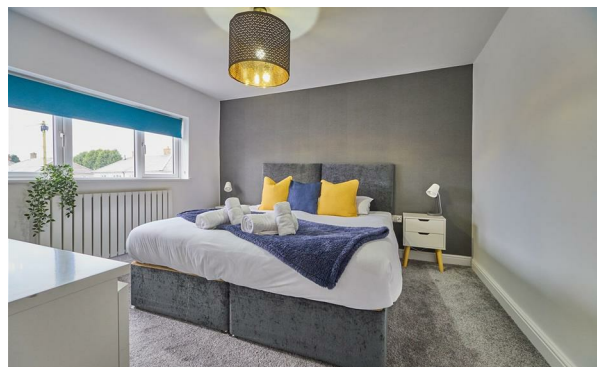
With loft access, attractive oak panelled interior door to airing cupboard with shelving.



FRONT BEDROOM ONE

11'4" x 14'10" max (3.47 x 4.54 max)

With double panelled radiator.



REAR BEDROOM TWO

8'3" x 14'11" max (2.54 x 4.56 max)

With single panelled radiator. TV aerial point.



FRONT BEDROOM THREE

10'1" x 6'9" (3.08 x 2.06)

With single panelled radiator, built in single bed with TV aerial point.



REAR FAMILY BATHROOM

5'6" x 8'1" (1.68 x 2.48)

With white suite consisting panelled bath with mixer shower above including rainfall shower attachment. Vanity sink unit, low level WC. Vinyl flooring. Tiled surrounds. Heated towel rail and extractor fan.

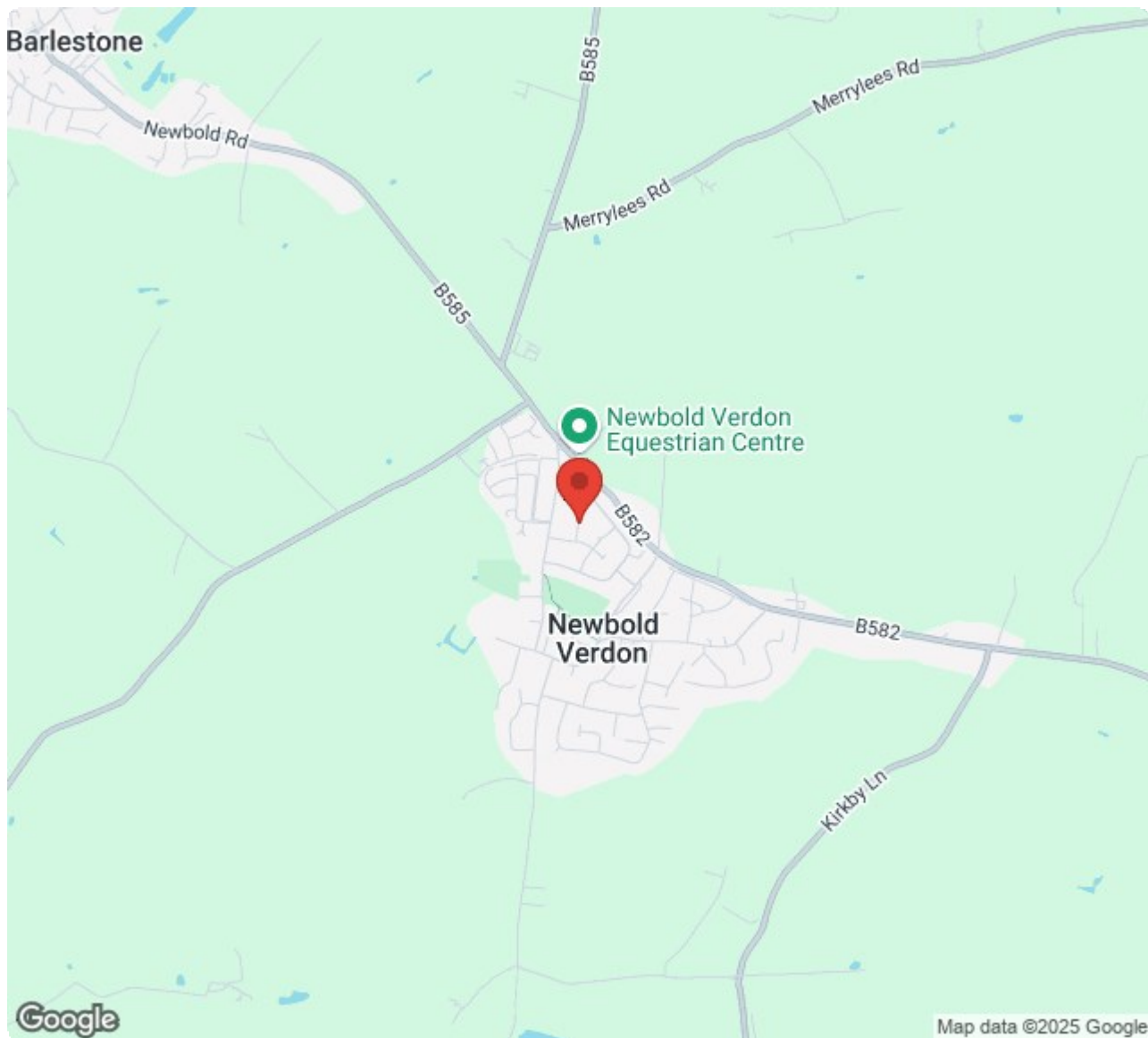


OUTSIDE

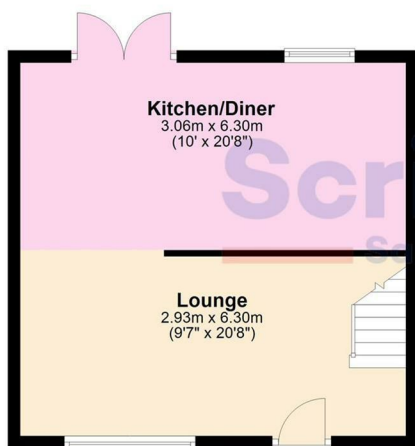
The property is nicely situated set back from the road with a stone and block paved wide driveway with panelled fencing to side. Paved pathway to front door and side with outside lighting. Access via timber gate to the block paved pathway to side is a good

sized rear garden , enclosed by panelled fencing and hedging. Adjacent to the rear of the property is a patio area with outside lighting and tap. The remainder of the garden is principally laid to lawn. At the top of the garden is a further patio area with a large summer house.

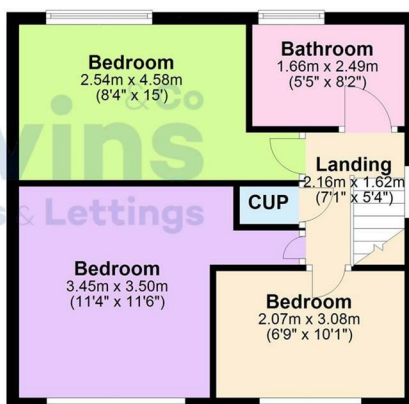




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(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		



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