

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

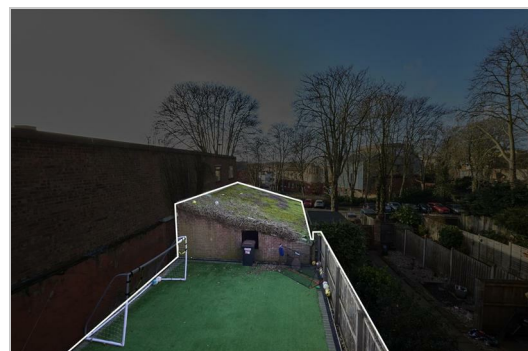
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



1 BAPTIST WALK, HINCKLEY, LE10 1PR

OFFERS OVER £190,000

Professionally modernised, vastly improved and refurbished traditional terraced house of character. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentist, leisure centre, parks, bars and restaurants and good access to major road links. Immaculate contemporary styled interior includes oak panelled interior doors and tiled flooring. Re-fitted kitchen and bathroom, gas central heating, UPVC SUDG. Spacious accommodation offers entrance hall, lounge & dining kitchen, . Three bedrooms and bathroom with shower. Front and rear garden with large workshop with the option to develop. Viewing highly recommended.



TENURE
FREEHOLD

COUNCIL TAX BAND - A
EPC RATING - D

ACCOMMODATION

UPVC SUDG door to:

ENTRANCE HALLWAY

Wood effect tiled flooring, double panel radiator and storage cupboard housing the fuse board and electric meter. Stairs to first floor with spindle balustrades. Solid timber door to:

KITCHEN DINER

15'9" x 9'11" (4.81 x 3.03)

Range of fashionable blue floor standing kitchen units with brushed chrome handles and marble effect roll edge worktop and tiled splashbacks. One and a half bowl black resin sink with chrome mixer tap. Built in Zanussi oven with four ring electric hob and extractor above. Built in fridge freezer. Further matching range of wall mounted cupboard units and larder cupboard. Breakfast bar with tiled splashbacks. Wood effect tiled flooring, double panel radiator, smoke, carbon and heat detectors. Understairs storage cupboard. UPVC SUDG door to rear garden



LOUNGE

11'2" x 11'7" (3.41 x 3.55)

Double panel radiator and TV aerial point.



FIRST FLOOR LANDING

Smoke alarm and heat detector. Doors to:

BEDROOM ONE TO FRONT

11'3" x 11'9" (3.43 x 3.60)

Double panel radiator and door to overstairs storage cupboard with hanging rail and loft access.



REAR BEDROOM TWO

11'2" x 10'0" (3.42 x 3.07)

Double panel radiator.



BEDROOM THREE TO FRONT

6'5" x 11'9" (1.96 x 3.60)

Double panel radiator.



BATHROOM

9'1" x 9'8" (2.79 x 2.95)

Three piece suite consisting low level WC, vanity wash hand basin with gloss fronted drawers beneath and panelled P shaped bath with chrome mixer tap, bar shower above and tiled surrounds. Wood effect tiled flooring and cupboard housing Glow worm combination boiler for gas central heating and domestic hot water.



OUTSIDE

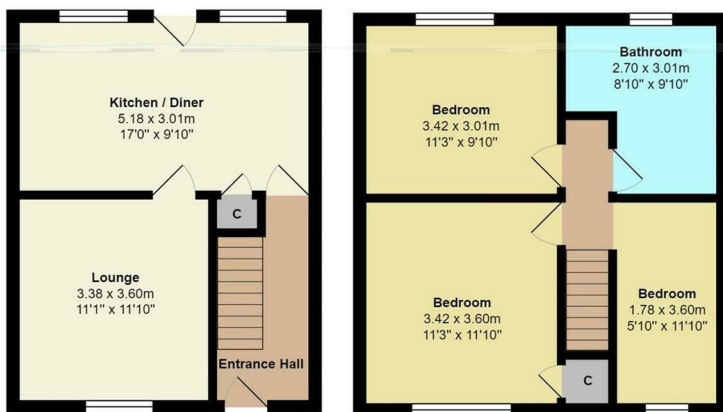
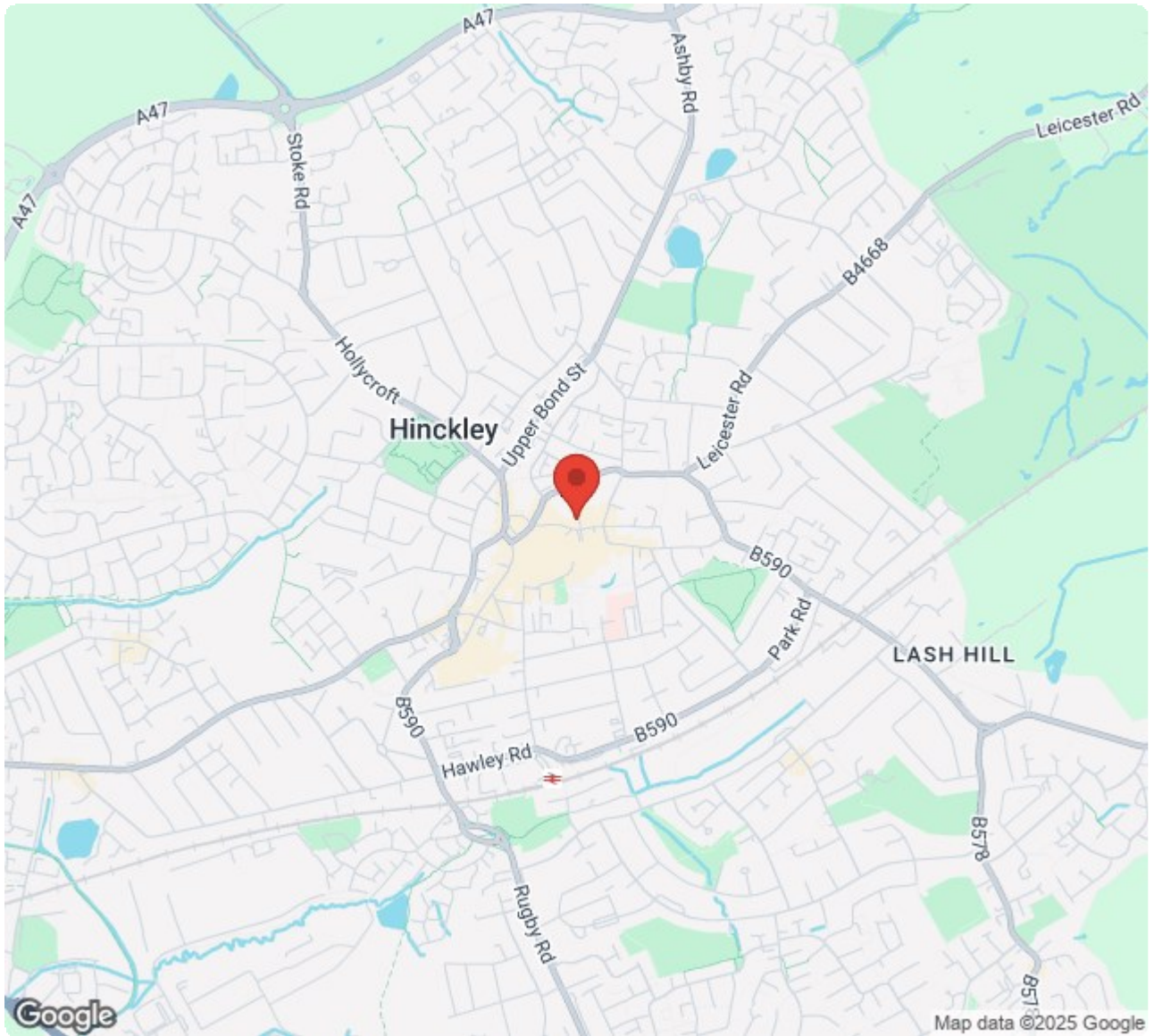
The property is set back from the footpath with a concrete front forecourt. A shared side entry leads to the rear of the property which has a slabbed patio adjacent to the rear of the house, beyond which is an area of artificial grass. The garden is fenced and enclosed beyond which is a large workshop.



OUTBUILDING/ WORKSHOP

20'6" x 36'8" (6.27 x 11.18)

Purchased from the neighbouring factory unit, this outbuilding offers the potential for development or parking space, subject to permissions.



Total Area: 77.6 m² ... 835 ft² (excluding outhouse)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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		
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