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21 HENRY STREET, HINCKLEY, LE10 0HA

ASKING PRICE £190,000

NO CHAIN. Spacious traditional town house on a large plot. Popular and convenient location within walking distance of a parade of shops, doctors surgery, schools, Morrisons supermarket, open countryside, the town centre and with good access to major road links. The property benefits from feature fireplace, coving, gas central heating and UPVC SUDG. Accommodation offers breakfast kitchen and lounge. Two good sized bedrooms and bathroom with shower. Driveway to front and large rear garden with shed. Carpets, blinds and light fittings included. Ideal First Time Buy or Buy to Let.



TENURE
FREEHOLD

COUNCIL TAX BAND - A
EPC RATING - D

ACCOMMODATION

Gas meter. UPVC SUDG door to:

BREAKFAST KITCHEN TO FRONT

10'0" x 13'9" (3.07 x 4.21)

Range of floor standing kitchen units with roll edge working surfaces above and tiled splashback. Stainless steel range cooker with six ring gas hob, oven with grill beneath and stainless steel chimney extractor above. Dishwasher, washing machine and fridge freezer included. Further matching wall mounted cupboard units. Tiled flooring, UPVC SUDG door to outside. Chrome power points and double panel radiator. Wood and glazed door to:



LOUNGE TO FRONT

16'3" x 10'8" (4.97 x 3.26)

Feature fireplace with wooden surrounds, marble hearth and backing. Utility cupboard housing the consumer unit and electric meter. Coving to ceiling and two double panel radiators. UPVC SUDG French doors to rear garden.



FIRST FLOOR LANDING

Thermostat for central heating system and loft access. White panel interior doors to:

BEDROOM ONE

14'4" x 10'8" (4.38 x 3.27)

Double panel radiator and laminate wood strip flooring.



BEDROOM TWO TO FRONT

10'2" x 6'11" (3.12 x 2.11)

Double panel radiator, shelving to alcove and laminate wood strip flooring.



BATHROOM

7'5" x 7'0" (2.28 x 2.15)

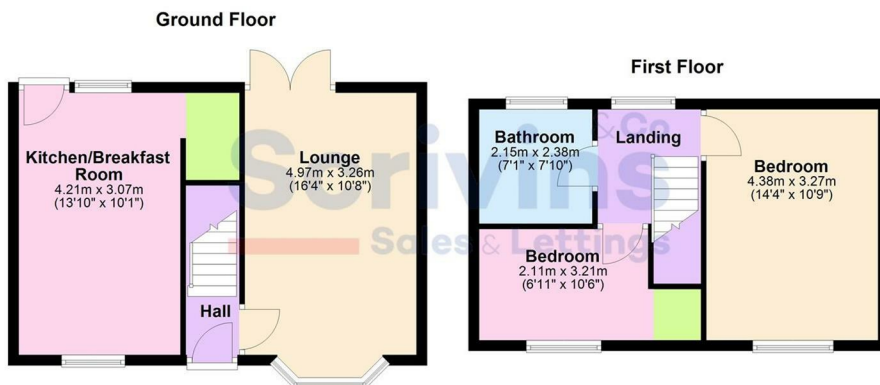
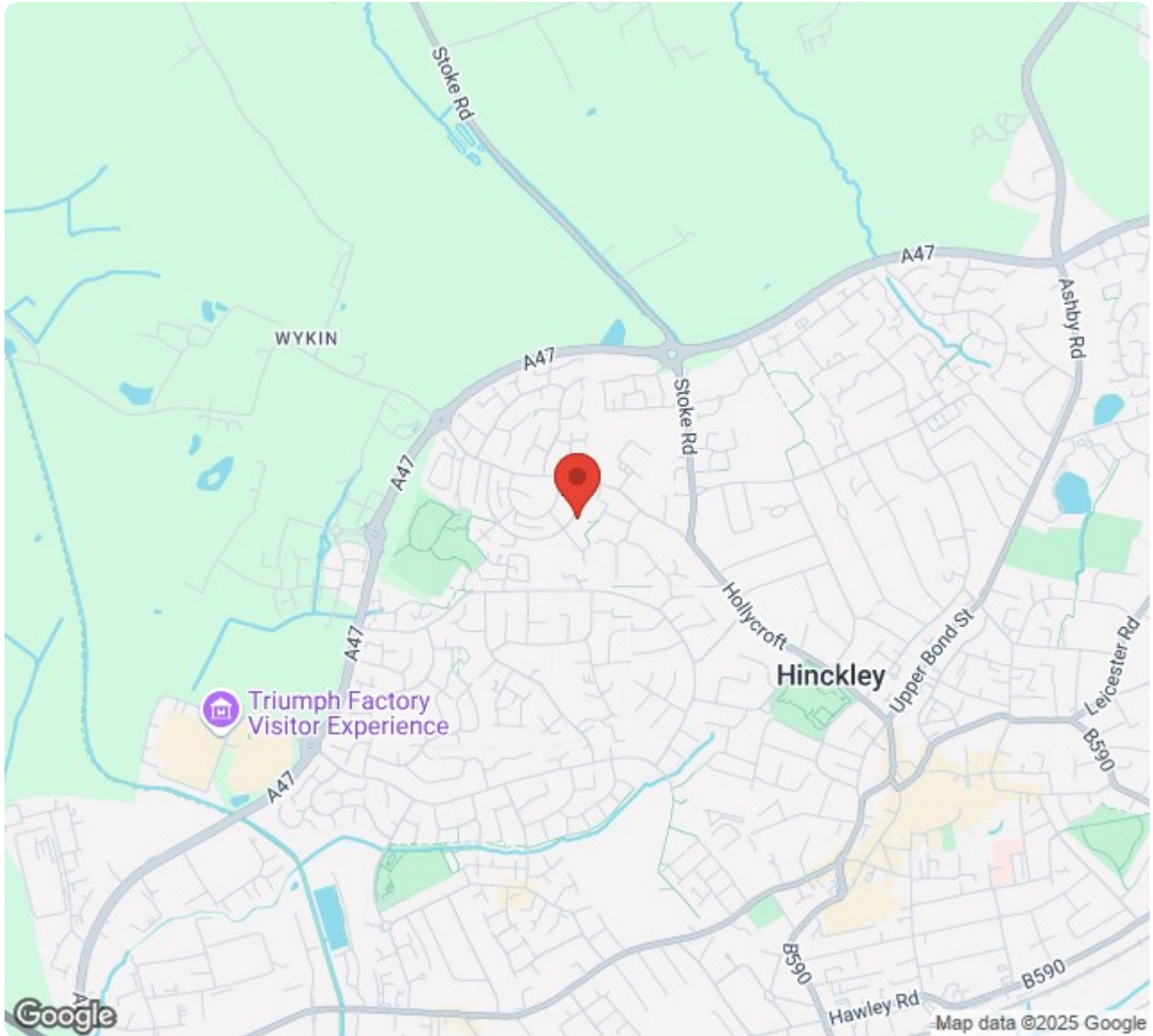
Panelled bath with electric shower above and tiled surrounds, low level WC and pedestal wash hand basin. Double panel radiator, wall mounted bathroom cabinet and extractor fan.



OUTSIDE

The property is set back from the road with a concrete and stone driveway having planted borders and low brick retaining wall to the right hand side. Access via shared pathway to side and low level timber gate to the good sized fenced and enclosed rear garden. Concrete patio adjacent to the rear of the property. beyond which is an area of Astro Turf, brick built BBQ and raised bed. Remainder of the garden is principally laid to lawn with surrounding beds. Towards the top of the garden is a slabbed patio area and timber shed. Outside lighting and tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		58
(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		

