

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

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9 ORCHARD STREET, HINCKLEY, LE10 1DZ

OFFERS OVER £190,000

Attractive traditional three storey terraced property of character. Popular and convenient location within walking distance of the town centre, the Crescent, schools, doctors, restaurants, Leisure Centre, Queens park, train and bus stations. Well presented and much improved including refitted kitchen & bathroom, feature fireplace, laminate wood strip flooring, fitted wardrobes, coving, picture rails, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, lounge, dining room and breakfast kitchen. Three double bedrooms, family bathroom and separate WC. Hard landscaped rear garden with shed. Carpets, blinds, light fittings and curtains included.



TENURE

Freehold
Council Tax Band A
EPC Rating TBC

ACCOMMODATION

Attractive wood panelled door with glass window above to

ENTRANCE PORCH

With coving to ceiling and laminate wood strip flooring, attractive wood panelled interior door to

FRONT LOUNGE

12'3" x 11'3" (3.75 x 3.44)

With feature fireplace incorporating a coal effect gas fire with marble hearth and backing, wooden surround. Cupboard housing the electric consumer unit and electric and gas meter. Double panelled radiator, laminate wood strip flooring, coving to ceiling. TV aerial point. Picture rails. Archway to inner hallway. Archway to



REAR DINING ROOM

11'4" x 11'3" (3.46 x 3.45)

With coving to ceiling, laminate wood strip flooring, double panelled radiator. Telephone point. Useful under stairs storage cupboard. Stairway to first floor with spindle balustrades. Attractive white panelled interior door to



REAR EXTENDED BREAKFAST KITCHEN

16'1" x 7'9" maz (4.91 x 2.37 maz)

With tiled flooring, refitted kitchen with a range of floor standing cupboard units with roll edge working surfaces above, inset stainless steel sink with taps above, drainer, cupboard beneath. Appliance recess points and plumbing for automatic washing machine. Oven included with four ring gas hob, oven and grill beneath, double panelled radiator, UPVC SUDG door to the rear garden.



FRONT BEDROOM ONE

10'10" x 12'0" (3.31 x 3.67)

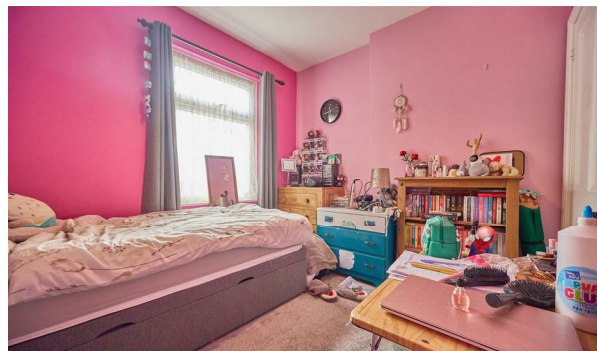
With a range of fitted wardrobes consisting three double wardrobes with cupboard above, coving to ceiling and picture rails. Single panel radiator, TV aerial point.



REAR BEDROOM TWO

8'8" x 9'8" (2.66 x 2.97)

With door to large wardrobe, single panel radiator.



REAR BATHROOM

8'11" x 7'7" max (2.73 x 2.32 max)

With white suite consisting P shaped panelled bath with mixer shower above and tiled surrounds, vanity sink unit with worktop and low level WC. Double panelled radiator, extractor fan. Wall mounted cupboard which houses the Worcester wall mounted gas combination boiler for central heating and domestic hot water.



FIRST FLOOR LANDING

Stairway to second floor with spindle balustrades.

SECOND FLOOR

Gallery landing which is currently being used or a studio/home office. Door to eaves offering ample storage, power points and lighting. Door to



BEDROOM THREE

13'11" max x 9'4" (4.26 max x 2.86)

With single panel radiator door to the storage cupboard in the eaves.



SEPARATE WC

5'1" x 5'9" (1.56 x 1.77)

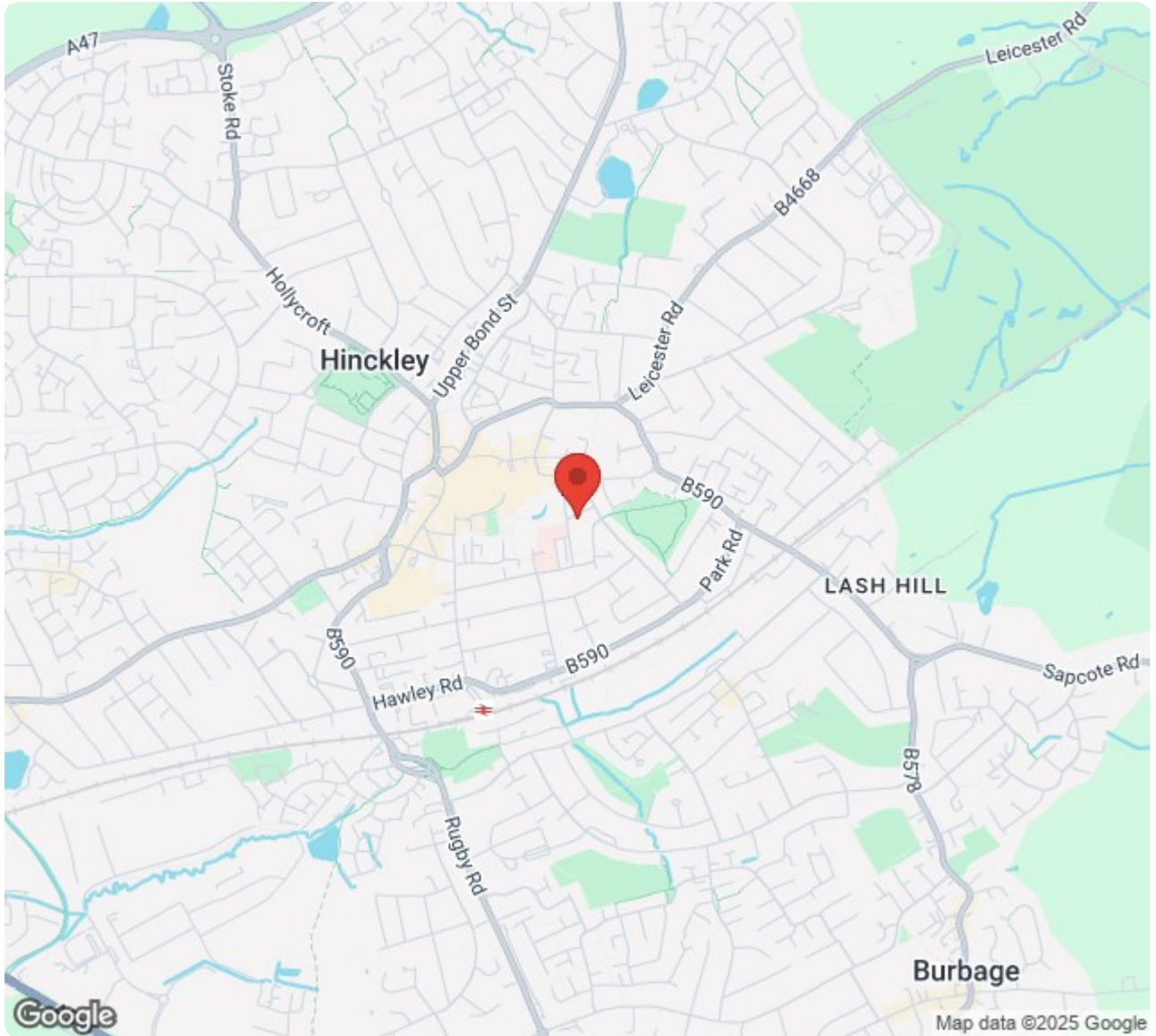
Wood effect vinyl flooring, low level WC and pedestal wash hand basin, double panelled radiator.



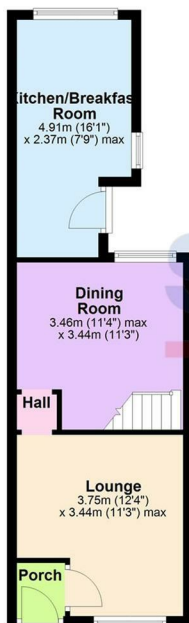
OUTSIDE

Covered and shared entry and gate which offers access to the fenced and enclosed rear garden which is hard landscaped for easy maintenance, outside tap and lighting. A timber shed, plastic store which is included.





Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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