

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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122 FACTORY ROAD, HINCKLEY, LE10 0DS

£180,000

NO CHAIN. Attractive traditional bay fronted terraced house of character. Popular, highly convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, Hollycroft Park, bars and restaurants and good access to major roads links. Well presented and much improved with a range of good quality fixtures and fittings including white paneled interior doors, wooden/ceramic tile flooring, modern fitted kitchen and bathroom, gas central heating, and UPVC SUDG. Spacious accommodation offers lounge, dining, kitchen and utility room. Three bedrooms (main with en suite shower room) and family bathroom. Front and private hard landscaped rear garden. Viewing recommended, carpets included.



TENURE
FREEHOLD

Council tax band A
EPC rating C

ACCOMMODATION

Open pitched and tiled canopy porch with white wood paneled front door to

FRONT LOUNGE

12'3" x 13'4" (3.75 x 4.07)

Oak finish laminate wood stripped flooring, radiator, electric meter cupboard and digital thermostat for central heating system



INNER LOBBY

Ceramic tiled flooring and built in storage cupboard, door to understairs storage cupboard with lighting

DINING KITCHEN TO REAR

12'3" x 11'10" (3.75 x 3.62)

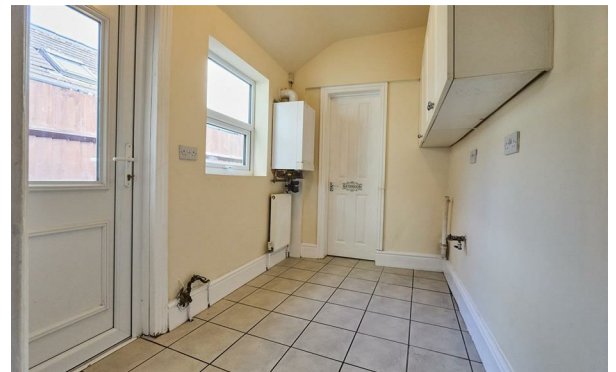
A range of white fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap and cupboard beneath. Further matching floor mounted cupboard units and drawers with contrasting wood grain roll edge working surfaces above and tile splash backs. Inset 4 ring gas stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor above. A further matching range of cupboard units, integrated dishwasher, ceramic tiled flooring, radiator, heat detector. Door and stairs to first floor.



UTILITY ROOM TO THE REAR

5'10" x 9'1" (1.78 x 2.79)

A range of white wall mounted cupboard units, plumbing for an automatic washing machine, ceramic tiled flooring and radiator, gas combination boiler for central heating and domestic hot water UPVC SUDG door to rear yard. Door to



BATHROOM TO REAR

6'6" x 5'10" (2.00 x 1.80)

White suite consisting of paneled bath with mains shower above and glazed shower screen to side, pedestal wash hand basin and low level WC, contrasting decorative PVC clad surrounds, ceramic tiled flooring, radiator and extractor fan.



FIRST FLOOR LANDING

Door and stairs to second floor

FRONT BEDROOM TWO

12'3" x 11'3" (3.74 x 3.43)

Built in wardrobe over the stairs and radiator.



REAR BEDROOM THREE

11'8" x 9'11" (3.58 x 3.04)

Built in wardrobe over the stairs and radiator



SECOND FLOOR BEDROOM ONE

11'1" x 14'1" (3.38 x 4.30)

Featuring black Victorian cast iron fire place, walk in storage cupboard, radiator. Door to



EN-SUITE SHOWER ROOM

4'8" x 6'4" (1.43 x 1.94)

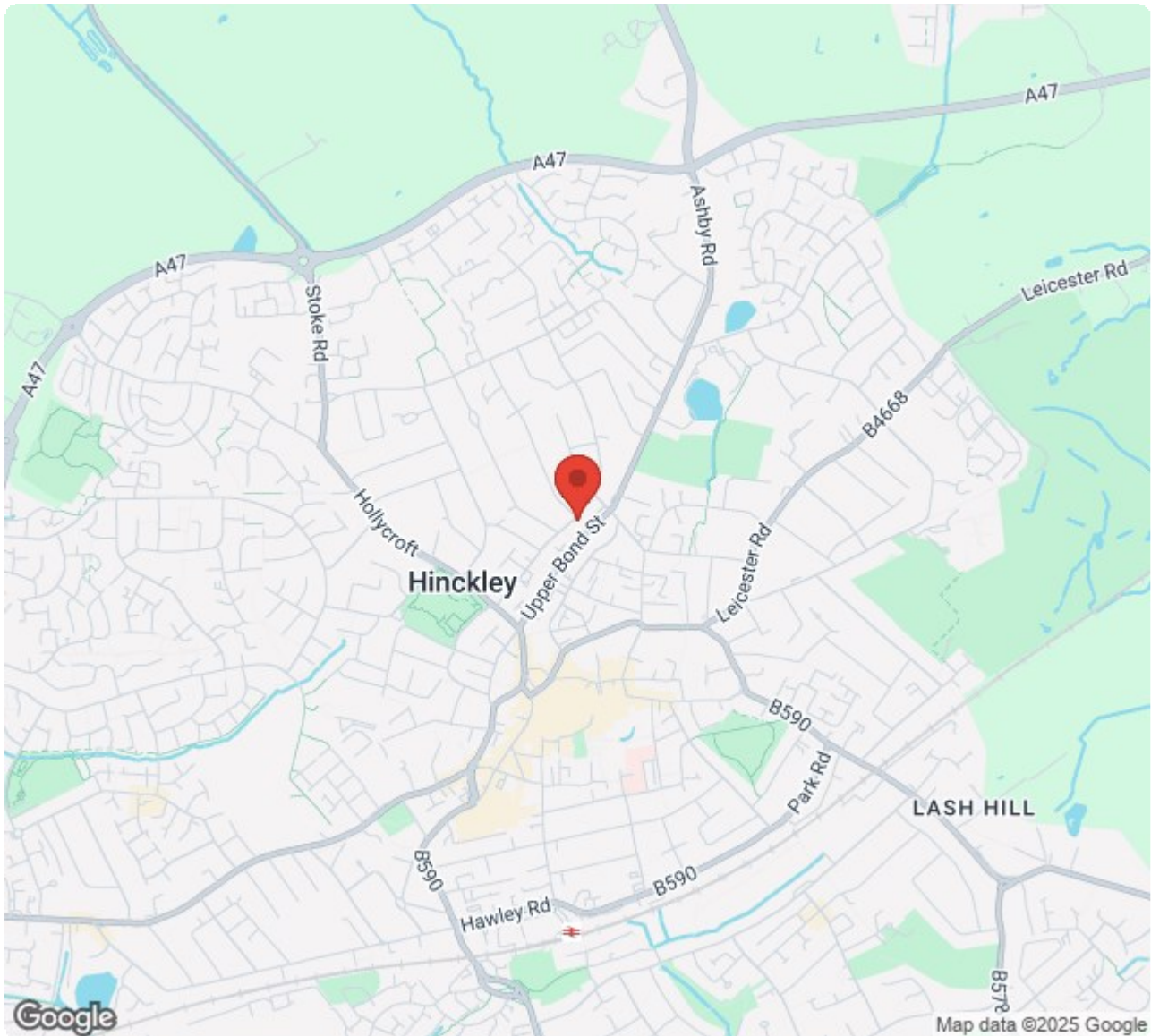
White suite consisting of shower cubicle with glazed shower door, pedestal hand wash basin and low level WC. Contrasting decorative PVC cladding, radiator and extractor fan.



OUTSIDE

The property is set back from the road, screened behind original blue brick retaining wall, a block paved front forecourt. Shared pedestrian access leading to the rear of the property to a fully fenced and enclosed paved private rear yard. Panel fencing and brick retaining walls. Principally hard landscaped for easy maintenance and bin store.

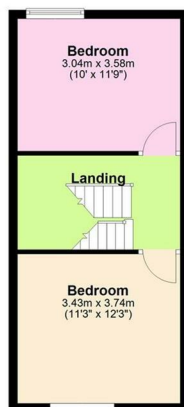




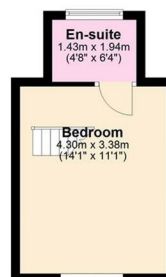
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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