

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

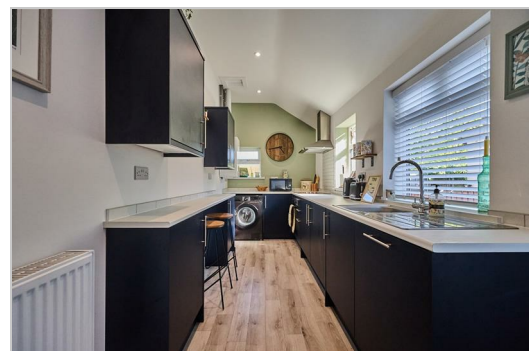
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5 CLARENCE ROAD, HINCKLEY, LE10 1DP

ASKING PRICE £190,000

Professionally modernised, vastly improved and refurbished traditional terraced house. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentist, Queens Park, leisure centre, bars, restaurants and with good access to major road links. Immaculate contemporary style interior includes rewiring, re-plastering, white panel interior doors, coving, laminate flooring, refitted kitchen and bathroom, spotlights, new gas central heating system and UPVC SUDG. Spacious accommodation offers lounge, dining room and kitchen. Two bedrooms and bathroom with shower. Front detached rear garden. Viewing highly recommended.



TENURE

Freehold
Council Tax band A

ACCOMODATION

UPVC SUDG door to

DINING ROOM

12'3" x 11'0" (3.75 x 3.36)

With wood effect grey laminate flooring, coving to ceiling, smoke alarm, inset spotlights, feature fireplace incorporating a wine rack with hard wood shelving and oak mantel, double panelled radiator, bespoke cupboard housing the electric meter and RCD unit, panelled door to



LOUNGE

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

With grey wood effect laminate flooring, opening to under stairs storage, double panelled radiator with decorative cover, inset spotlights, coving to ceiling, bespoke cupboard and shelving into the alcove. Opening to



KITCHEN

6'3" x 16'0" (1.93 x 4.88)

With grey wood effect laminate flooring, double panelled radiator, a range of fashionable blue floor standing kitchen cupboard units with brushed chrome handles, white matt working surfaces. Tiled splashback, stainless steel drainer sink with chrome mixer tap, built in Lamona dishwasher, fridge and freezer, electric oven, Lamona four ring electric hob and extractor above. Plumbing for washing machine, wall mounted Worcester gas combination boiler for gas central heating and domestic hot water, inset spotlights, heat detector and UPVC SUDG door to rear yard. Panelled door to



FIRST FLOOR LANDING

With panelling and handrail. Loft access, loft is partially boarded. Door to

FRONT BEDROOM ONE

12'3" x 11'0" (3.75 x 3.36)

With wall panelling, single panelled door to over stairs storage cupboard with shelving.



REAR BEDROOM TWO

6'11" x 12'4" (2.11 x 3.76)

With single panelled radiator.



REAR FAMILY BATHROOM

4'11" x 8'9" (1.50 x 2.68)

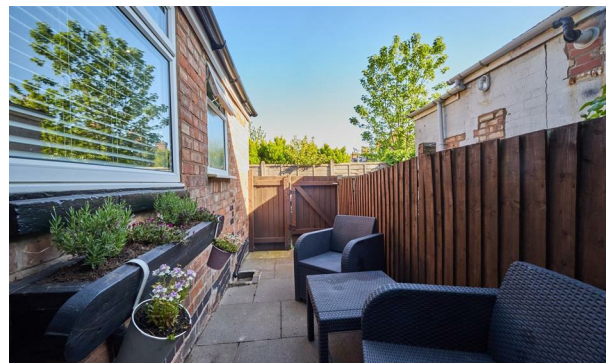
With wood effect vinyl flooring, two piece suite consisting of double vanity unit housing the WC and sink with chrome mixer tap and storage beneath, LED mirror above. P shaped bath with chrome mixer tap, bar shower above, PVC panelling surrounds, inset spotlights, chrome towel heater and Manrose extractor fan.

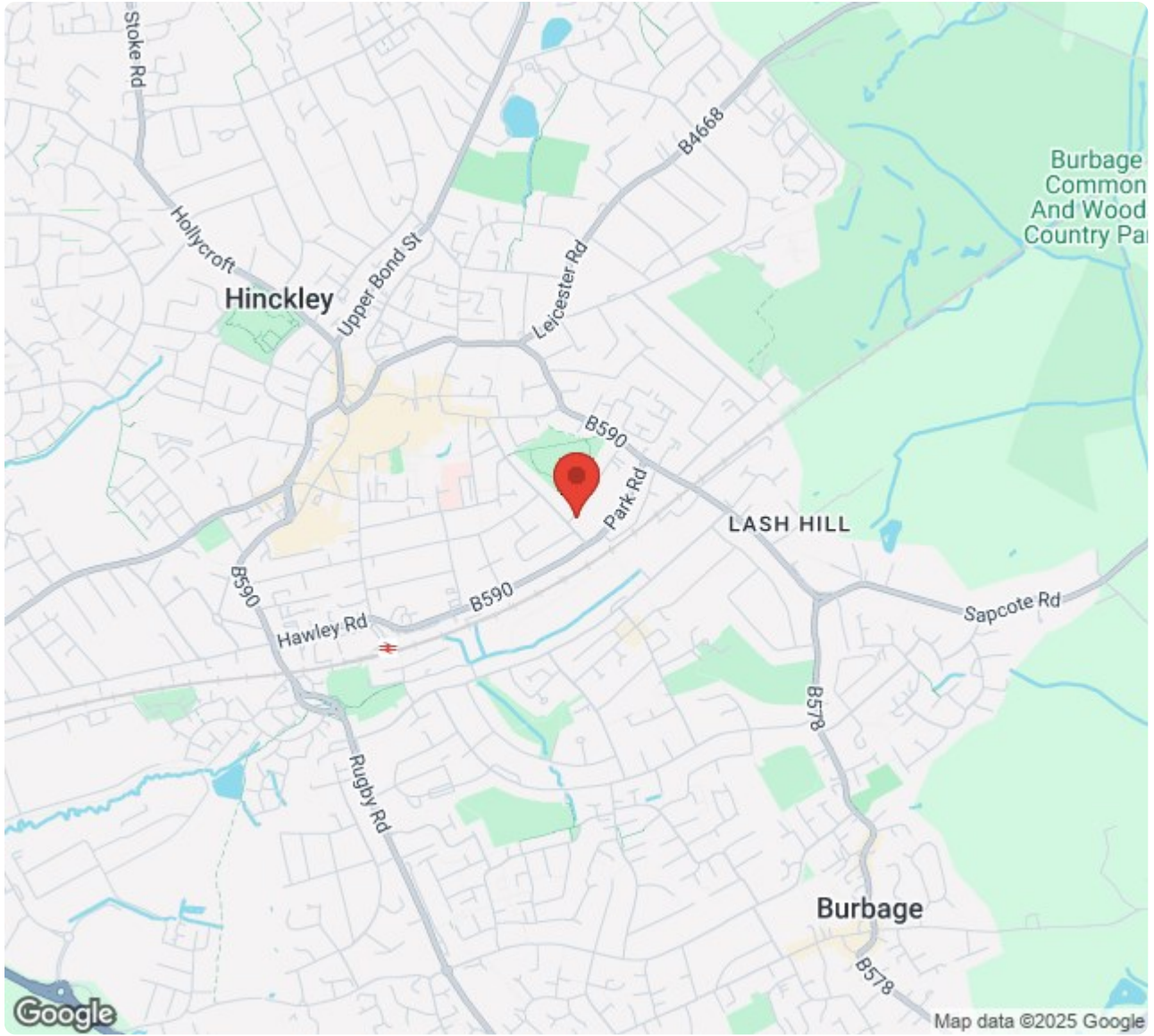


OUTSIDE

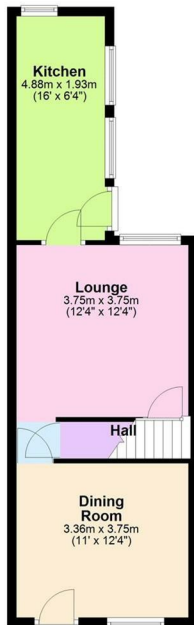
Property is set back from the road behind a privacy wall and a concrete slabbed path to the front door with outside lighting.

To the rear is a yard with a concrete slabbed patio with outside lighting leading to a path with neighbouring access leading to a detached garden close by.

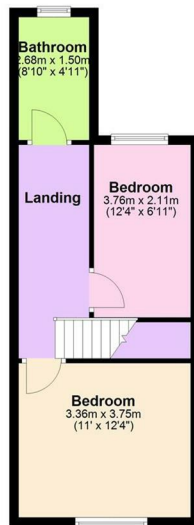




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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