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68 EDWARD STREET, HINCKLEY, LE10 0DL

ASKING PRICE £220,000

Substantial three storey, four bedroomed traditional bay fronted family home on a large plot. Popular and convenient location within walking distance of the town centre, The Crescent, local schools, train and bus station, doctors, dentists, parks, Asda, morrisons and good access to major road links. Well presented and much improved including original panelled interior doors, wooden flooring, feature fireplaces, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers lounge, dining room and kitchen. Four bedrooms and bathroom with shower. Driveway to front and large private rear garden with brick built utility room/WC, shed and greenhouse. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

UPVC SUDG front door to

FRONT LOUNGE

12'0" x 14'1" (3.68 x 4.31)

With feature fireplace having ornamental wood surrounds, raised stone, hearth and backing incorporating a living flame coal effect gas fire, double panelled radiator, TV aerial point, coving to ceiling. Door and stairway to first floor.



INNER LOBBY

With door to useful under stairs storage cupboard with coat hooks, electric meters, lighting and power point.

REAR DINING ROOM

12'1" x 11'11" (3.69 x 3.64)

With feature fireplace having ornamental wood surrounds incorporating a living flame coal effect gas fire, laminate wood strip flooring, panelled radiator. Coving to ceiling, TV aerial point.



REAR FITTED KITCHEN

14'4" x 6'3" (4.39 x 1.93)

With a range of matt white fitted kitchen units consisting inset single drainer stainless steel sink unit, double base unit beneath, further matching floor mounted cupboard units and three drawer unit. Contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath. Stainless steel splashback and stainless steel chimney extractor hood above, tiled splashbacks and further matching range of wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine. Black porcelain tiled flooring, double panelled radiator, coving to ceiling, UPVC SUDG door to the rear of the property.



FIRST FLOOR LANDING

With radiator and stairway to second floor.

FRONT BEDROOM ONE

13'9" x 11'1" (4.21 x 3.39)

With built in original wardrobes over the stairs, radiator. Freestanding cream wardrobes consisting three double wardrobe units, dressing table and chest of drawers (included).



REAR BEDROOM TWO

12'0" x 8'10" (3.67 x 2.71)

With built in original wardrobes above the stairs, radiator.



REAR BEDROOM THREE

6'6" x 7'10" (2.00 x 2.41)

With double airing cupboard housing the Baxi gas condensing combination boiler for central heating and domestic hot water (new as of 2025 still under warranty) with a wireless digital thermostat.



FAMILY BATHROOM

5'10" x 6'5" (1.80 x 1.96)

With white suite consisting of a double ended panelled bath, electric shower unit above, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, radiator, extractor fan. Laminate wood strip flooring.



SECOND FLOOR BEDROOM FOUR

12'7" x 12'4" (3.85 x 3.77)

With a range of built in boarded storage cupboards in the eaves and further double full height storage cupboard.



OUTSIDE

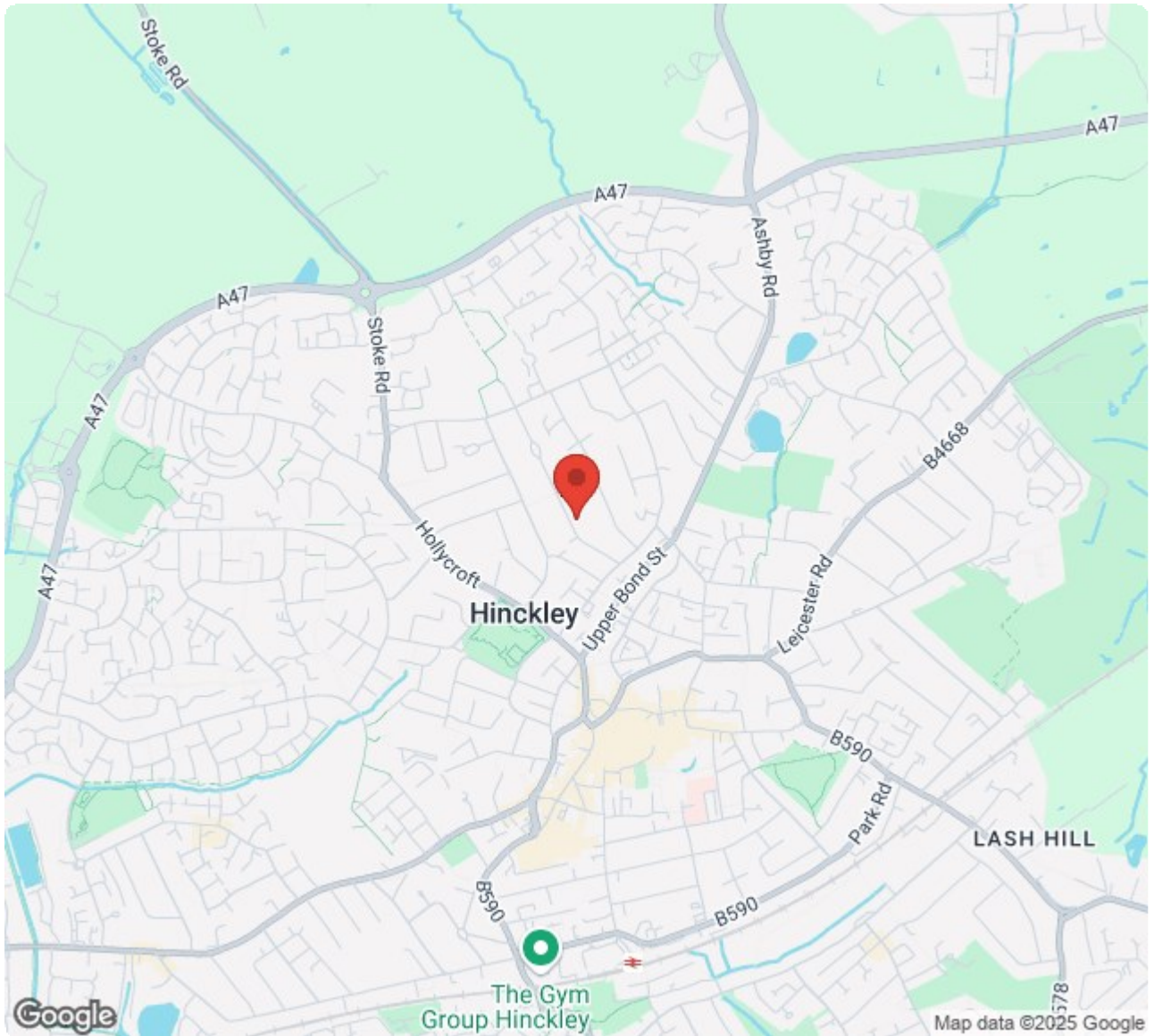
The property is set back from the road having a tarmacadam driveway to front, a shared covered access leads through timber gate, there is a very large rear garden, adjacent to the rear of the house is a slabbed rear yard with outside tap and a brick built utility room, there is also a large timber shed beyond which is a full width slabbed patio and a conifer archway leading to the main garden area which is principally laid to lawn enclosed by mature hedging and a greenhouse to the top of the garden.



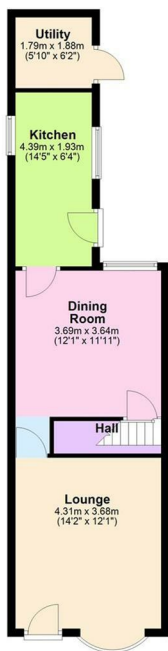
UTILITY ROOM/WC

6'2" x 5'10" (1.88 x 1.79)

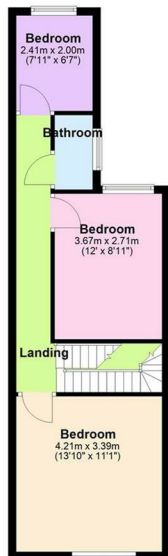
With fitted roll edge working surface, double and single wall mounted cupboard units, appliance recess points and plumbing for automatic washing machine. White low level WC and pedestal wash hand basin.



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		
(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		