

Scrivins & Co

Sales & Lettings

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24 QUEENS ROAD, HINCKLEY, LE10 1EF

ASKING PRICE £190,000

Attractive traditional bay fronted three storey terraced house overlooking Queens Park to rear. Popular and convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentists, leisure centre, train and bus stations, bars and restaurants and good access to major road links. Immaculately presented and refurbished including white panelled interior doors, coving, feature fireplaces, modern kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room and kitchen, three good bedrooms and bathroom with shower. Front and enclosed rear yard and garden. Viewing recommended. New carpets included.



TENURE

Freehold
Council Tax Band A
EPC Rating E

ACCOMMODATION

Attractive black hardwood panelled front door to

FRONT LOUNGE

11'5" x 13'6" (3.50 x 4.14)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect electric fire. White fitted meter cupboard to side alcove, double panelled radiator. Coving to ceiling, attractive white six panel interior doors to



INNER LOBBY

With door to useful under stairs storage cupboard with shelf and lighting and double power point.

REAR DINING ROOM

11'6" x 11'11" (3.51 x 3.65)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect electric fire. Double panelled radiator, coving to ceiling. Thermostat for central heating. Door and stairway to first floor landing. Door to



REAR FITTED KITCHEN

5'8" x 14'7" (1.73 x 4.47)

With a range of beech finish fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawers, contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, single oven with grill beneath, stainless steel chimney extractor above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, wall mounted Gloworm gas condensing combination boiler for central heating and domestic hot water. Laminate tiled flooring, double panelled radiator, extractor fan, UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With door and stairway to second floor.

FRONT BEDROOM ONE

11'6" x 11'6" (3.51 x 3.52)

With double panelled radiator, door to a wardrobe over the stairs with hanging rail.



REAR BEDROOM TWO

6'5" x 12'0" (1.96 x 3.67)

With panelled radiator.



REAR BATHROOM

8'9" x 4'7" (2.69 x 1.42)

With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, pedestal wash hand basin and low level WC. Tiled surrounds, extractor fan, radiator, laminate tile flooring.



BEDROOM THREE (SECOND FLOOR)

10'5" x 15'11" (3.19 x 4.86)

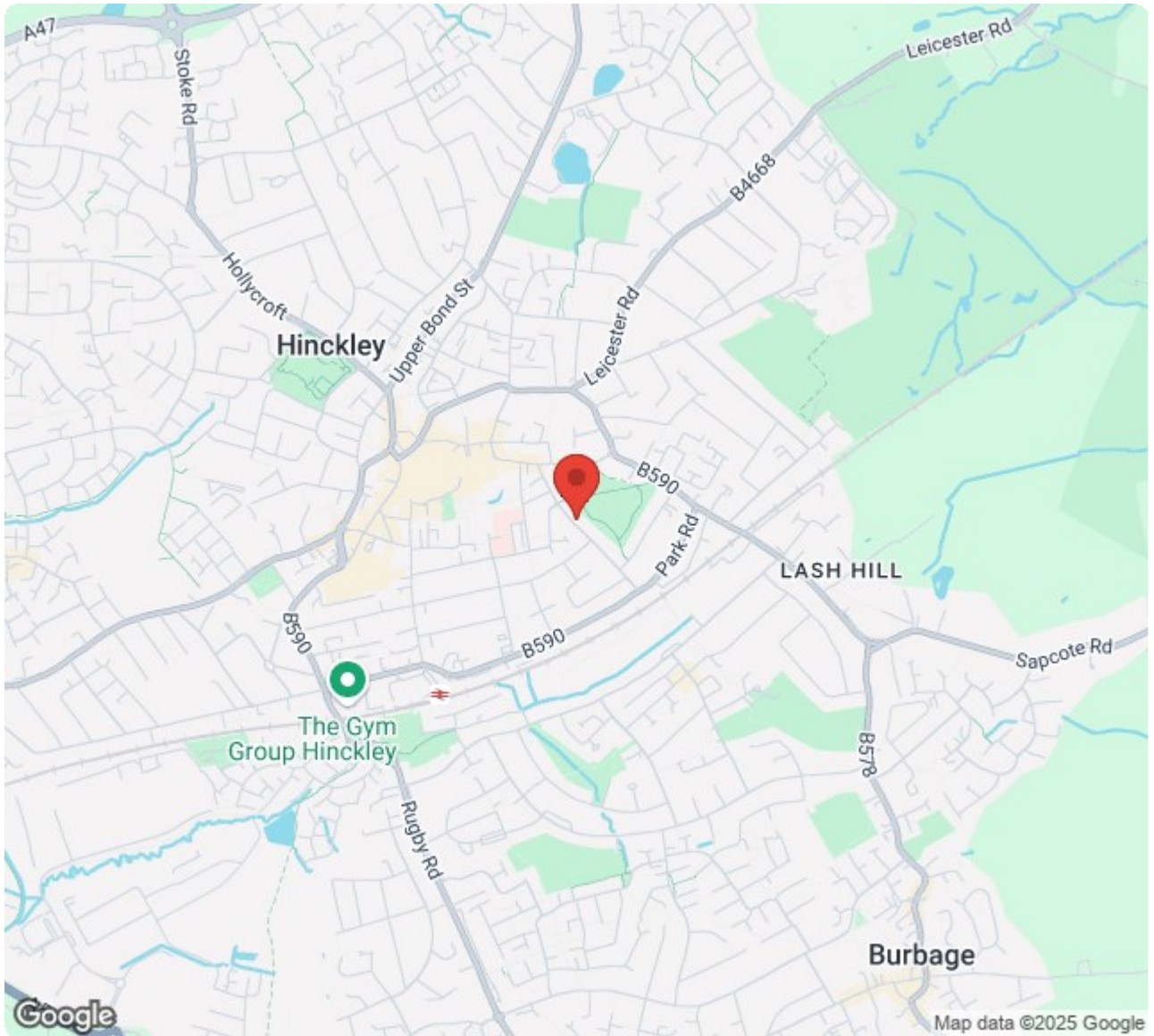
With double panelled radiator.



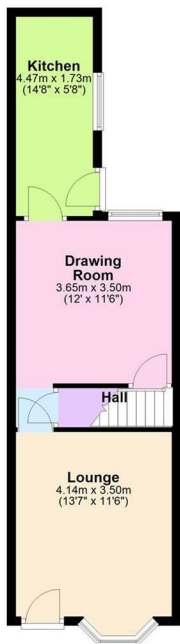
OUTSIDE

The property is set back from the road screened behind panelled fencing, with a stoned and paved front forecourt. A shared pedestrian access leads to the rear of the house and a slabbed rear yard, beyond which is a fenced and enclosed rear garden, which is principally stoned for easy maintenance. There is also a timber shed and the property overlooks Queens Park to rear.

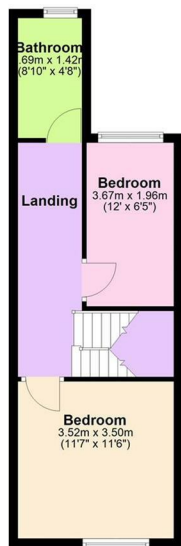




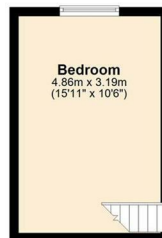
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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		