

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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65 TRINITY LANE, HINCKLEY, LE10 0BQ

OFFERS OVER £180,000

Impressive vastly improved and refurbished traditional four storey end terraced house. Popular and convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentists, Hollycroft Park, train and bus stations and good access to major road links. Well presented including white panelled interior doors, wooden and ceramic tiled flooring, feature fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, sitting room, breakfast kitchen, family room/dining room and shower room/WC. Three good sized bedrooms and bathroom. Long, well maintained rear garden with shed. Viewing recommended. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold

Council tax band= A

ACCOMMODATION

Attractive UPVC SUDG front door to

FRONT LOUNGE

13'6" x 11'1" (4.12 x 3.39)

With white oak laminate wood strip flooring, radiator with surround ornamental radiator cover, TV and telephone point, white wood panelled and glazed door to



INNER LOBBY

With stairway to the basement, further white wood panelled glazed door to

REAR SITTING ROOM

11'8" x 12'6" (3.57 x 3.82)

With feature ceramic tiled fireplace with mantle above, double panelled radiator, wired in smoke alarm, TV aerial point, door and stairway to



FIRST FLOOR

REFITTED REAR DINING KITCHEN IN BASEMENT

18'0" x 11'1" (5.50 x 3.39)

With a fashionable range of white fitted kitchen units consisting inset double bowl single drainer stainless steel sink unit with mixer taps above, cupboards beneath. Further matching range of floor mounted cupboard units and three drawer units, contrasting charcoal wood grain working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted ovens and grill beneath, stainless steel chimney extractor above, white tiled splashbacks. Further matching wall mounted cupboard units, one tall larder unit, appliance recess point, plumbing for automatic washing machine, two radiators, ceramic wood grain flooring, power point and TV aerial point for a wall mounted flat screen TV, wired in heat detector. UPVC SUDG to the rear of the property. Door to



WET ROOM

4'7" x 2'11" (1.41 x 0.91)

With white suite consisting of a walk in shower, wall mounted sink unit, low level WC, contrasting white tiled surrounds, inset ceiling spotlights and extractor fan

FAMILY ROOM/ DINING ROOM TO FRONT

12'3" x 10'2" (3.75 x 3.12)

With oak strip flooring, radiator, two matching wall lights, houses the electric meters and consumer unit. A useful under stair storage area with oak strip flooring and wall mounted gas condensing combination boiler for central heating and domestic hot water, with wireless digital programmer



FIRST FLOOR LANDING

Stairway to second floor, wired in smoke alarm

FRONT BEDROOM TWO

13'0" x 11'2" (3.98 x 3.42)

With radiator



BEDROOM THREE TO REAR

6'4" x 12'4" (1.95 x 3.76)

Double panelled radiator, TV aerial point, built in wardrobe over the stairs



REFITTED BATHROOM TO REAR

4'9" x 8'11" (1.47 x 2.73)

With white suite consisting panelled bath, mixer taps and shower attachments above, pedestal wash hand basin, low level WC, contrasting tiled surrounds including the flooring, extractor fan, heated towel rail



SECOND FLOOR BEDROOM ONE

12'11" x 17'1" (3.94 x 5.21)

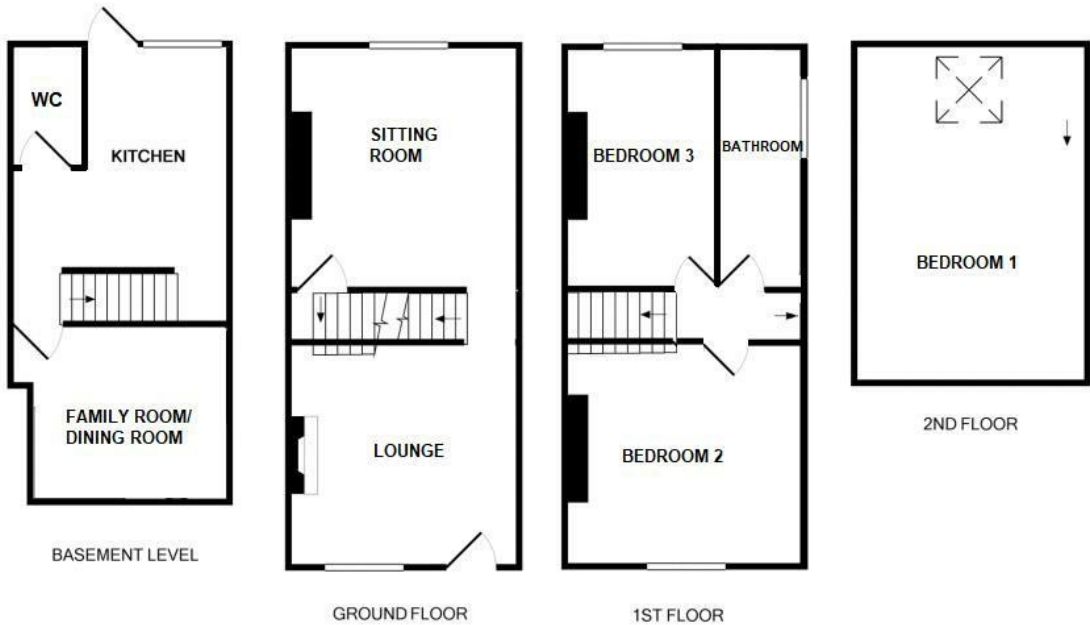
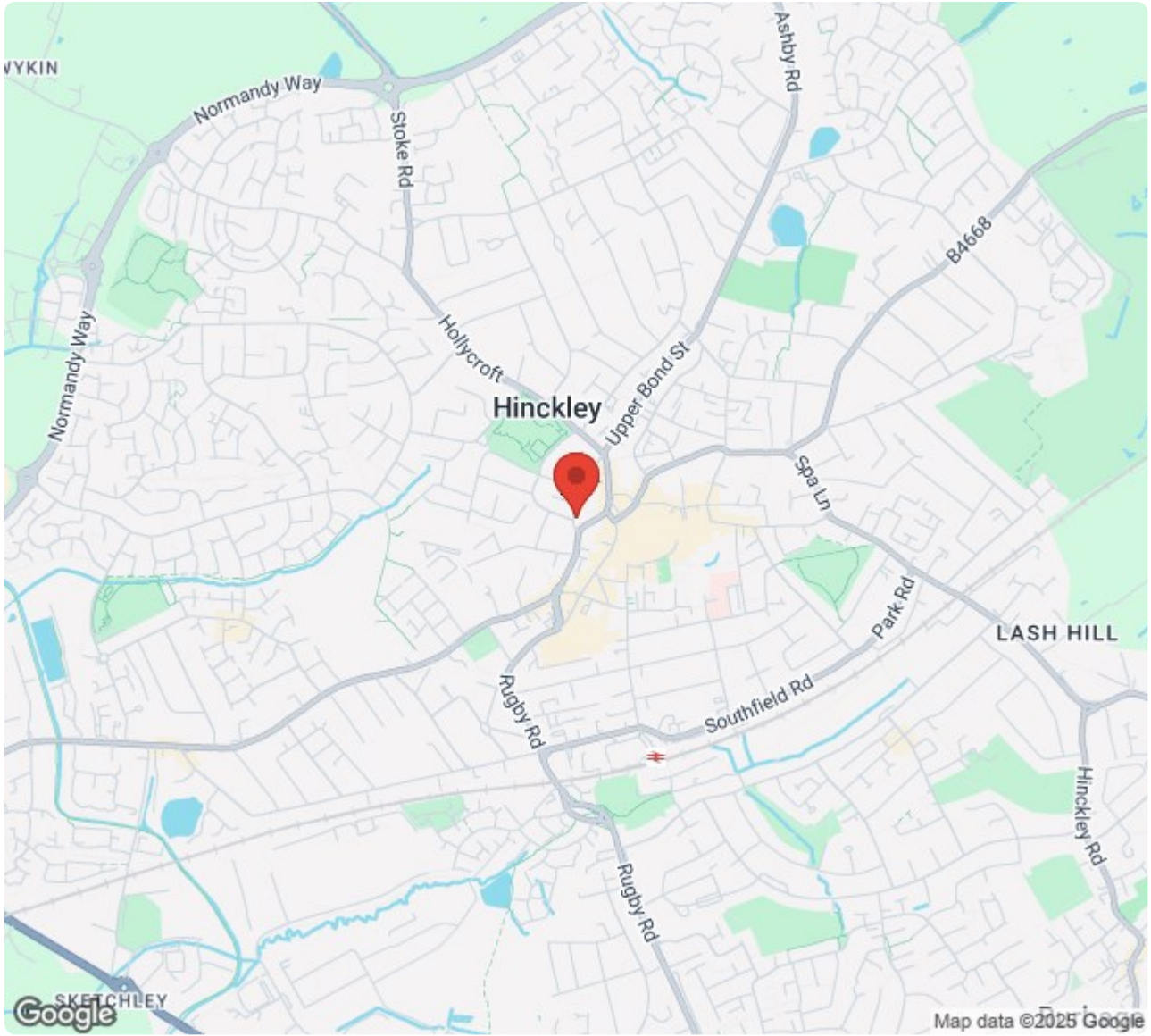
With feature brick fireplace incorporating a living flame pebble effect electric fire, built in double and single wardrobe in grey, two matching wall lights, wired in smoke alarm, double glazed Velux window with built in blind, radiator



OUTSIDE

The property is set back from the road, the shared slabbed pathway leads down the side of the property. Adjacent to the rear of the property is an long, fully fenced and enclosed rear garden with has been principally landscaped, Bar with a further slabbed patio and metal shed





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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