

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

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28 JOHN NICHOLS STREET, HINCKLEY, LE10 0LD

ASKING PRICE £200,000

No Chain. Extended, traditional semi detached family home on a large plot overlooking Westfield junior school to rear. Popular and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, leisure centre, parks and good access to the A5 and M69 motorway. In need of updating, benefitting from gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge/dining room, kitchen, family room and shower room/WC. Three bedrooms and bathroom. Driveway to front. Detached garage to rear and large rear garden with shed. Contact agents to view. Carpets, curtains and light fittings included.



TENURE

Freehold
Council Tax Band

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE HALLWAY

With double panelled radiator, digital thermostat and programmer for the central heating and domestic hot water. Water meter. Stairway to first floor. Attractive white six panelled interior doors to

THROUGH LOUNGE/DINING ROOM

12'11" x 22'0" (3.95 x 6.73)

With feature fireplace incorporating a living flame coal effect gas fire, fitted shelving to side alcove. Double panelled radiator, coving to ceiling, TV aerial lead. SUDG sliding doors lead to



KITCHEN

5'1" x 14'6" (1.57 x 4.42)

With a range of cream fitted kitchen units consisting inset single drainer stainless steel sink unit, double base unit beneath. Further floor standing cupboard units, white roll edge working surfaces above. Tiled splashbacks, further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine. Double panelled radiator. Double doors lead to a useful under stairs storage cupboard/pantry housing the meters.



FAMILY ROOM TO REAR

9'9" x 10'0" (2.98 x 3.05)

With double panelled radiator, coving to ceiling. SUDG Sliding patio doors to the rear garden. Door to



SHOWER ROOM TO REAR

6'10" x 5'1" (2.10 x 1.56)

With white suite consisting of a shower cubicle with glazed shower door, pedestal wash hand basin, low level WC. Contrasting tiled surrounds including the flooring. Radiator.



FIRST FLOOR LANDING

With thermostat for the central heating system. Loft access with extending aluminium ladder for access.

BEDROOM ONE TO FRONT

10'0" x 11'3" (3.07 x 3.43)

With double panelled radiator.



BEDROOM TWO TO REAR

10'6" x 8'8" (3.21 x 2.65)

With double panelled radiator.



BEDROOM THREE TO REAR

6'7" x 7'6" (2.03 x 2.29)

With radiator. Wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water.



BATHROOM TO FRONT

5'4" x 4'11" (1.65 x 1.52)

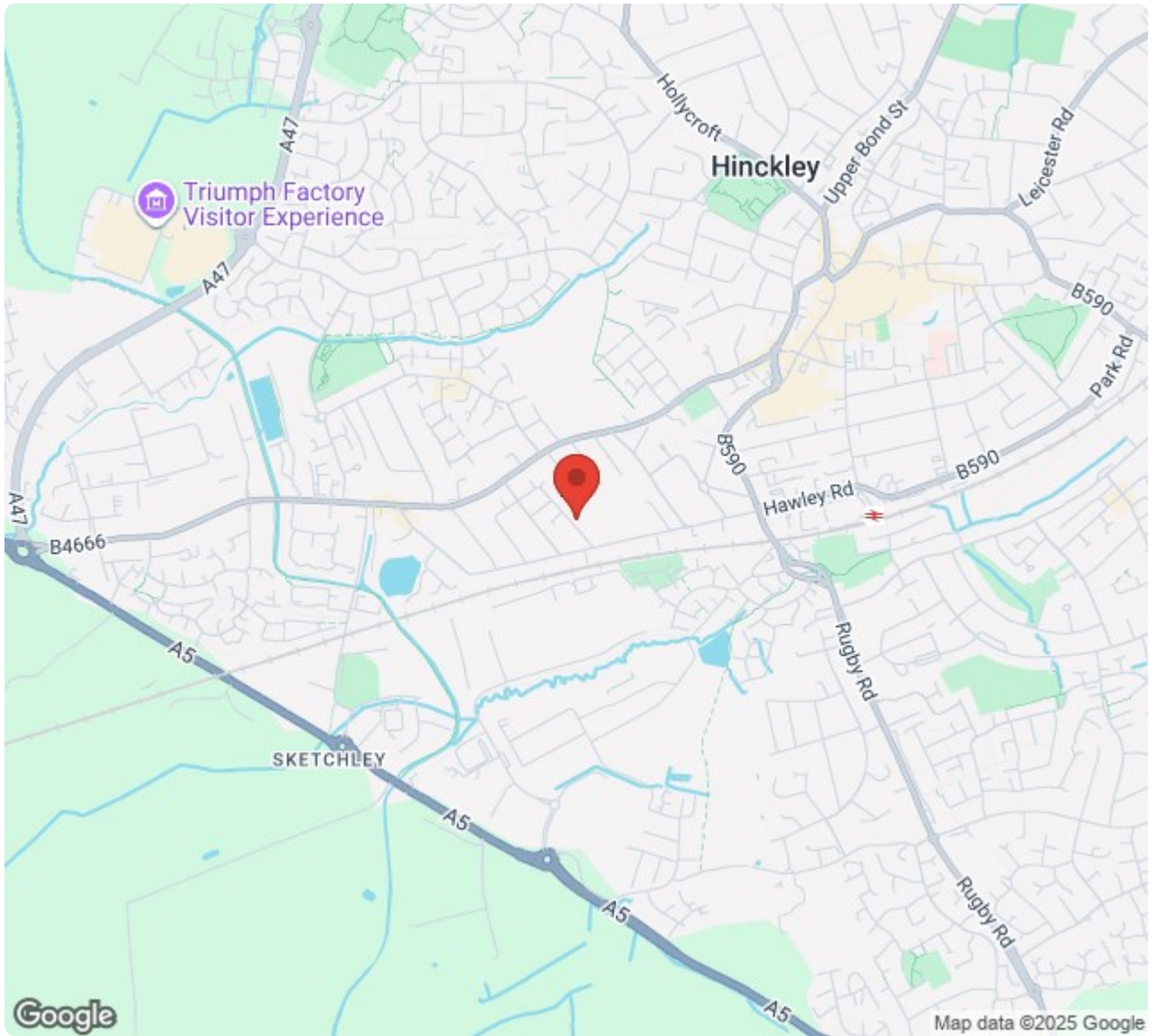
With white suite consisting panelled bath, pedestal wash hand basin and low level WC. Contrasting half tiled surrounds and radiator.

OUTSIDE

The property is set back from the road screened behind an ornamental retaining wall, having a full width slabbed front garden and driveway. Double wrought iron gates to the side of the property lead to a shared tarmacadam driveway which leads down the side of the property to a detached sectional concrete garage measuring 2.42 x 6.14 with light and power and electric roller shutter door to front, side pedestrian door and window. A timber gate offers access to the good sized full fenced and enclosed rear garden which has a deep slabbed patio adjacent to the rear of the property where there is an outside tap, beyond which is an ornamental pond and beds, beyond which the garden is principally laid to lawn with surrounding beds and borders. There is also a metal shed and a further slabbed patio to the top of the garden and the property over looks Westfield Junior School to rear.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
England & Wales EU Directive 2002/91/EC		



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