

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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3 THE NARROWS, HINCKLEY, LE10 1EH

OFFERS OVER £156,500

Attractive rendered traditional semi detached house tucked away position in this popular and highly convenient town location close to The Crescent, schools, train and bus stations, doctors, dentists, parks, leisure centre, bars and restaurants and good access to major road links. Well presented and improved including feature fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers canopy porch, lounge, dining room and kitchen. Two bedrooms and bathroom. Driveway to front and enclosed rear yard, viewing recommended, carpets included.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

Canopy pitched and tiled porch to UPVC SUDG front door to

DINING ROOM

11'6" x 10'11" (3.51 x 3.33)

With wood effect laminate flooring, dado rail, coving to ceiling, bay window to front. Brick built feature fireplace, double panelled radiator with timber decorative cover. TV aerial point, timber and glazed door to



LOUNGE

11'5" x 12'0" (3.48 x 3.66)

With double panelled radiator dado rail, TV aerial point, smoke alarm. Timber and glazed door to



KITCHEN

6'7" x 8'0" (2.01 x 2.45)

With tiled flooring, a range of gloss white floor standing kitchen cupboard units with brushed chrome handles, slate effect roll edge working surfaces, one and a half stainless steel sink with chrome mixer taps, built in oven. Four ring gas hob and extractor fan above. Tiled splashbacks, further matching range of wall cupboard units. Opening to



LOBBY

6'0" x 2'4" (1.85 x 0.72)

With tiled flooring, built in cupboard housing the Glo worm combination boiler for domestic hot water and gas central heating with shelving. UPVC SUDG door to the rear yard. Panelled door to

FAMILY BATHROOM

5'10" x 7'4" (1.80 x 2.24)

With tiled flooring, single panelled radiator, chrome heated towel rail. Three piece suite consisting of a low level WC, pedestal wash hand basin, panelled bath with chrome mixer taps, bar shower above with hand attachment. Tiled surrounds and extractor fan.



FIRST FLOOR LANDING

With single panelled radiator, loft access the loft is partially boarded, panelled door to

BEDROOM ONE TO FRONT

11'5" x 11'0" (3.50 x 3.36)

With single panelled radiator, over stairs storage cupboard. Panelled door to



BEDROOM TWO TO REAR

12'0" x 11'4" (3.68 x 3.47)

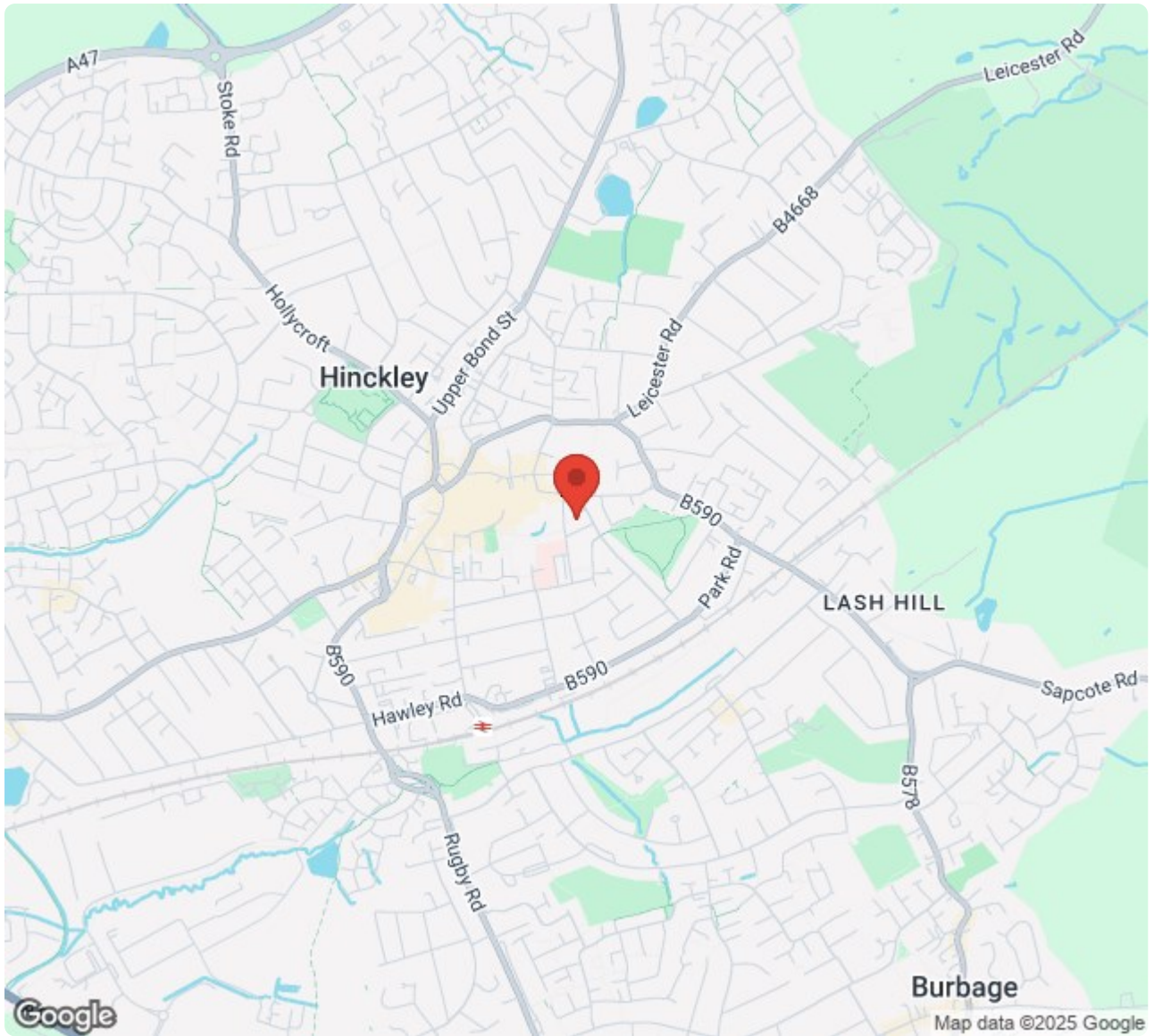
With single panelled radiator.



OUTSIDE

The property to front has a concrete slabbed driveway surrounded by wrought iron fencing, a decorative stone bed. Outside the property to rear is a concrete slabbed patio, enclosed with a retaining wall, timber gate to public footpath and outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(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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