

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



6 NETHERLEY ROAD, HINCKLEY, LE10 0RF

OFFERS OVER £250,000

NO CHAIN. Professionally modernised, vastly improved and refurbished traditional bay fronted semi-detached family home. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, leisure centre, parks, bars and restaurants, Asda Superstore and good access to major road links. Immaculate contemporary style interior includes re wiring, re plastering, new roof, IDPC (injection damp proof course), re plumbed, white panel interior doors, spindle balustrades, feature fireplace, refitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open porch, entrance hall, lounge and open plan living/dining kitchen with built in appliances. Three bedrooms and bathroom with shower. Wide driveway and enclosed rear garden. Viewing highly recommended. New carpets included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

Arch topped open porch with original black and white tiled flooring. Attractive grey UPVC SUDG and leaded front door to

ENTRANCE HALLWAY

With double panelled radiator, wired in smoke alarm, stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath housing the meters and the consumer unit. Attractive white panelled interior doors to



LOUNGE TO FRONT

13'0" x 10'4" (3.98 x 3.17)

With feature full height chimney breast and media wall incorporating a living flame glowing glass effect electric fire with remote control. Recess for flat screen TV, power points, double panelled radiator.



REFITTED OPEN PLAN DINING/KITCHEN TO REAR

16'7" x 12'4" (5.07 x 3.77)

With a fashionable range of gloss grey fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and four drawer unit. Contrasting grey roll edge working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath, stainless steel extractor hood above, tiled splashbacks. Further matching range of wall mounted cupboard units one concealing the Gloworn gas condensing combination boiler for central heating and domestic hot water. Integrated washing machine and dishwasher. Feature full height brick fireplace incorporating a grey living flame coal effect electric stove. Double panelled radiator, UPVC SUDG door leading to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, loft access.

BEDROOM ONE TO FRONT

13'7" x 10'5" (4.15 x 3.19)

With radiator.



BEDROOM TWO TO REAR

10'4" x 12'5" (3.17 x 3.79)

With radiator.



BEDROOM THREE TO FRONT

5'11" x 6'10" (1.82 x 2.10)

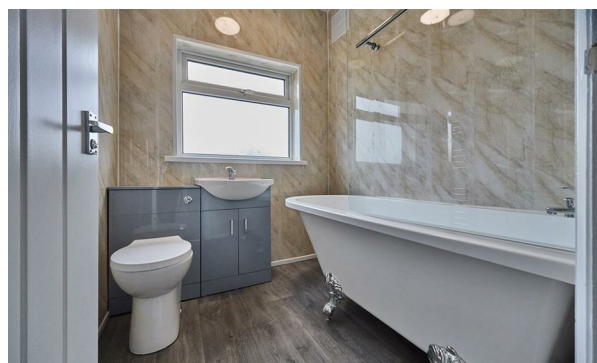
With radiator.



REFITTED BATHROOM TO REAR

5'10" x 6'6" (1.80 x 2.00)

With white suite consisting of a Victorian style bath with claw feet, rain shower and handheld shower above, glazed shower screen to side, vanity sink unit with gloss grey double cupboard beneath. Low level WC, contrasting PVC decorative clad surrounds. Chrome heated towel rail. Extractor fan.

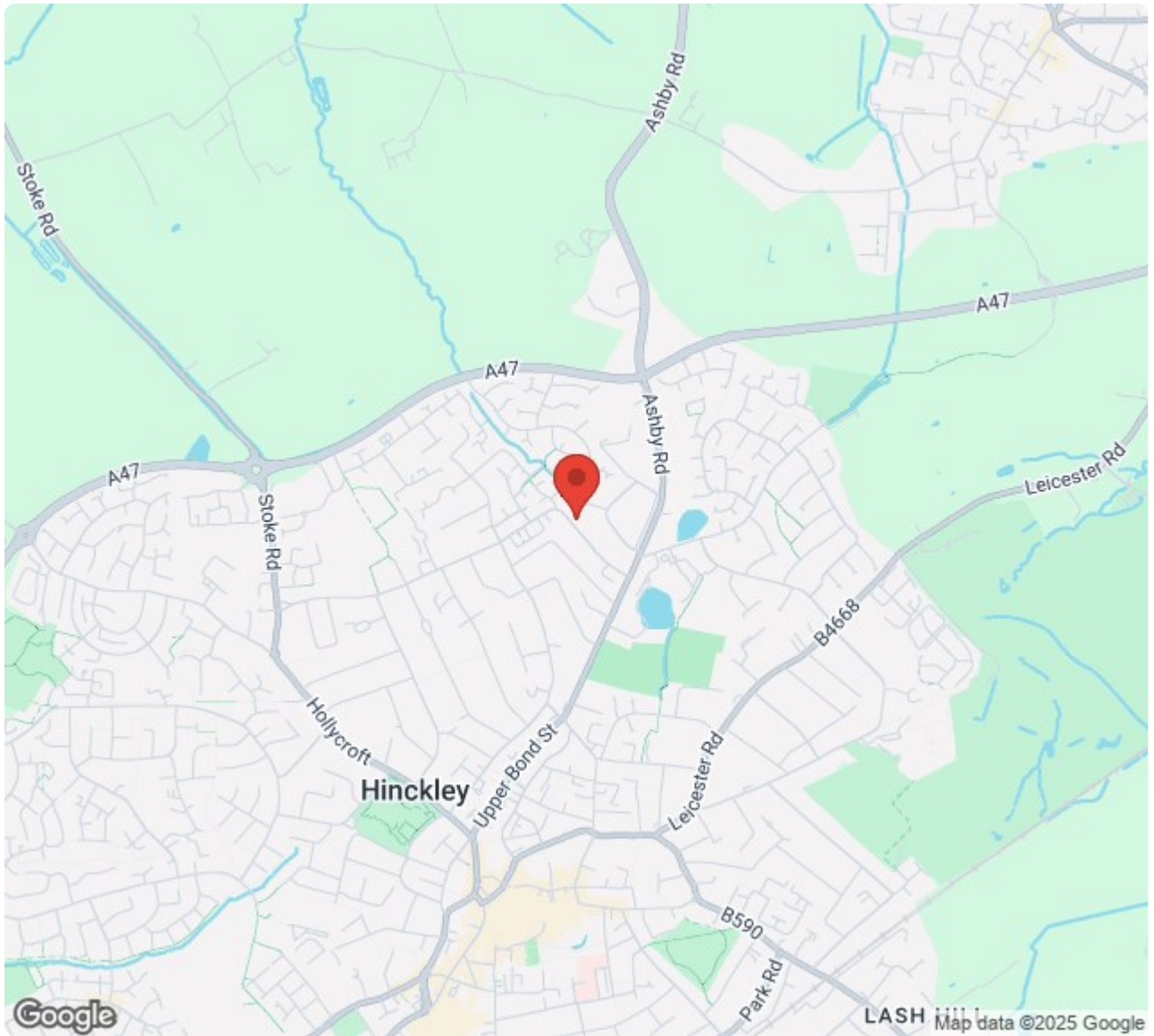


OUTSIDE

The property is nicely set back from the road having a full width block paved and decorative stone driveway to front. A wide access leads down the side of the property through timber gate to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property, beyond which is the rear garden. Attached to the rear of the house is a brick built WC with white low level WC with wall light. There is also an outside light on the back of the house.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	77
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		



Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk