

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**56 CHURCH STREET, HINCKLEY, LE10 2DE**

**ASKING PRICE £230,000**

No Chain. Vastly improved and refurbished traditional terraced cottage of character. Sought after and highly convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, bus service, public houses, restaurants and easy access to the A5 and M69 motorway. Immaculately presented including white panelled interior doors, oak stripped flooring, wood burning stove, refitted kitchen with built in appliances and bathroom, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, inner hallway, breakfast kitchen, dining room/sitting room and separate WC. Three bedrooms and shower room. Original blue brick paved rear courtyard/garden area. Viewing highly recommended. Carpets and blinds included.





## TENURE

Freehold  
Council Tax Band B  
EPC Rating D

## ACCOMMODATION

Attractive black composite panel and SUDG front door to

### FRONT LOUNGE

15'10" x 10'5" (4.84 x 3.18)

With feature fireplace having raised slate hearth, solid oak beam above incorporating a black cast iron wood burning stove. Oak stripped flooring, TV aerial point, two matching wall lights. Double panelled radiator. Attractive white panel interior doors to



### INNER LOBBY

With oak stripped flooring, stairway to first floor, door to

### REFITTED DINING/KITCHEN TO REAR



### REFITTED BREAKFAST KITCHEN

10'7" x 11'11" (3.25 x 3.65)

With a fashionable range of dove grey fitted kitchen units with soft close doors, consisting inset white single drainer resin sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting grey working surfaces above with inset four ring induction hob unit, single fan assisted oven with grill beneath, integrated extractor hood above. Further matching range of wall mounted cupboard units, central island unit/breakfast bar with integrated larder/fridge and freezer beneath. Plumbing for a dishwasher. Oak stripped flooring, radiator, wired in heat detector. Inset ceiling spotlights. Door to

### DINING ROOM/SITTING ROOM TO REAR

7'5" x 11'11" (2.27 x 3.65)

With a range of navy blue fitted furniture including a seat with storage beneath, full height broom cupboard, integrated washing machine, further cupboard housing the gas condensing combination boiler for central heating and domestic hot water, oak stripped flooring. Fashionable white vertical radiator, two wall lights, loft access. UPVC SUDG French doors leading to the rear garden.



### SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, oak stripped flooring, built in double storage cupboard housing the electric meters.



### FIRST FLOOR LANDING

With spindle balustrades, storage cupboard over the stairs, wired in smoke alarm.

### BEDROOM ONE TO FRONT

10'11" x 10'9" (3.33 x 3.30)

With radiator, TV aerial point.



### BEDROOM TWO TO FRONT

6'10" x 11'0" (2.09 x 3.37)

With radiator.



### BEDROOM THREE TO REAR

5'2" x 10'6" (1.59 x 3.22)

With radiator.



## REFITTED SHOWER ROOM

5'1" x 10'8" (1.55 x 3.26)

With white suite consisting of a fully tiled walk in shower with rain shower and hand held shower above, vanity sink unit with white drawer and shelving beneath. Low level WC, contrasting tiled surrounds, inset ceiling spotlights and extractor fan, white vertical towel rail.

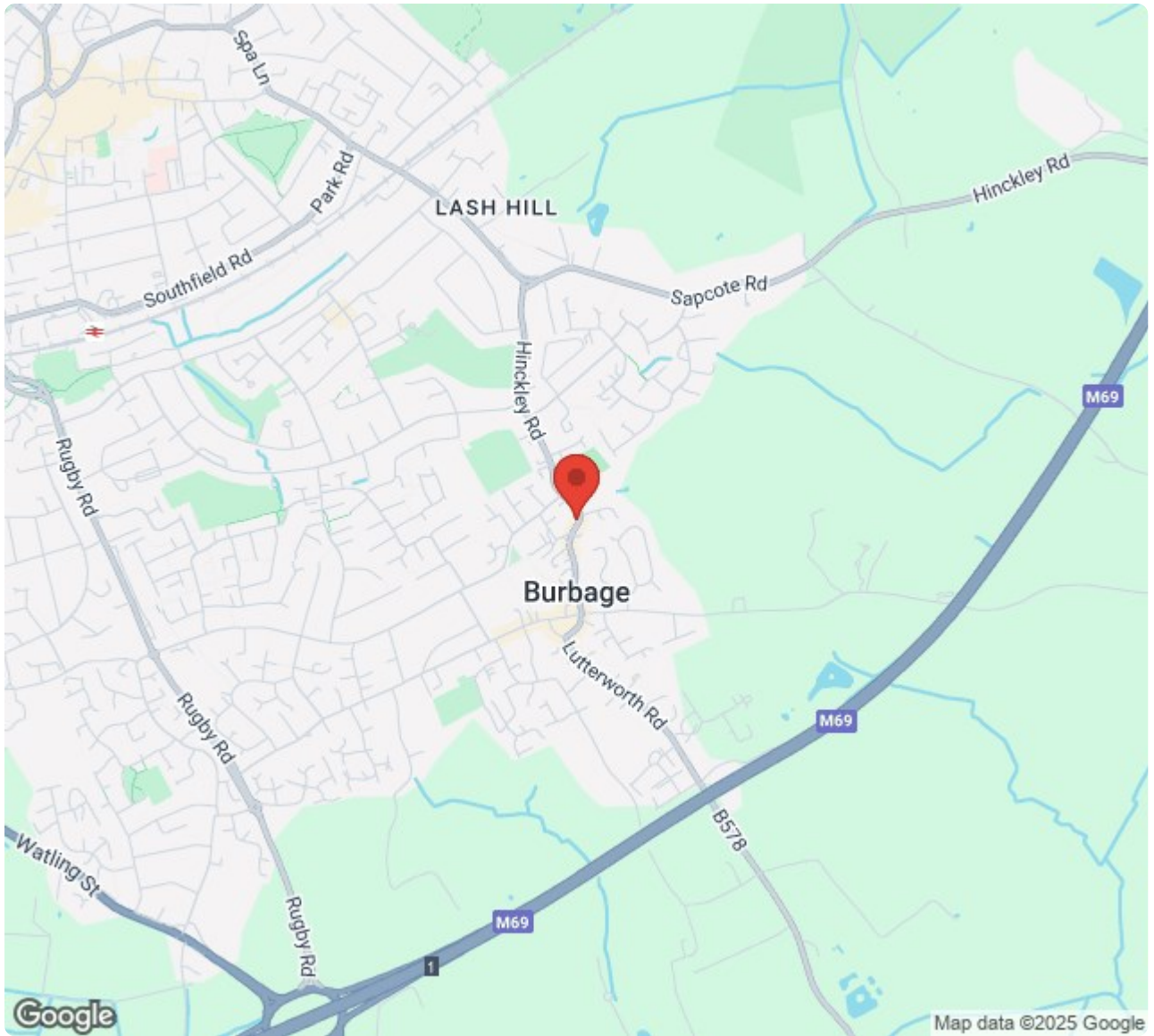


## OUTSIDE

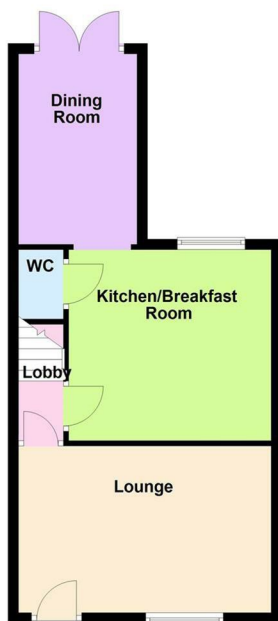
The property is set back from the road. A timber gate and covered shared access leads to the rear of the property, adjacent to the rear of the house is the original open blue brick paved rear courtyard area with outside lighting and cold water tap.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	79
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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