

# 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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**7 MANOR STREET, HINCKLEY, LE10 0AS**

**OFFERS OVER £180,000**

Traditional three storey terraced house of character. Popular and convenient cul de sac location within walking distance of the town centre, the Crescent, schools, doctors, dentists, leisure centre, train and bus stations, bars, restaurants, Hollycroft Park and with good access to major road links. Well presented including white panelled interior doors, feature fireplace, fitted kitchen and shower room, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room, kitchen, shower room & three good bedrooms. Hard landscaped rear garden.



## TENURE

Freehold  
Council Tax Band A  
EPC Rating D

## ACCOMMODATION

UPVC SUDG door to

### FRONT LOUNGE

10'11" x 12'0" (3.33 x 3.67)

With dado rail, double panelled radiator, feature fireplace with timber mantle, slate hearth incorporating a Victorian style fire. Timber cupboard housing the gas meter, electric meter and fuse board. Door to useful under stairs storage cupboard. Opening to



### DINING ROOM

10'11" x 11'10" (3.33 x 3.62)

With UPVC SUDG door to the rear garden, staircase to first floor landing. Opening to



### KITCHEN

6'4" x 7'10" (1.95 x 2.39)

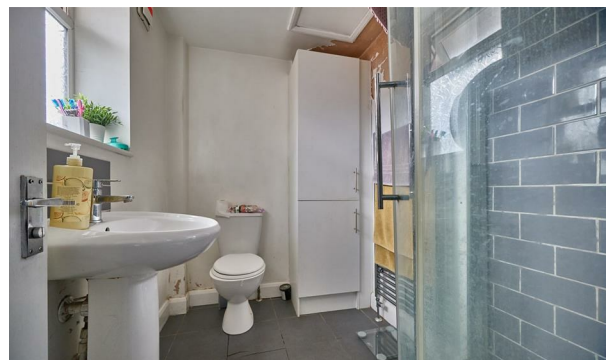
With tiled flooring, a range of floor standing gloss white kitchen cupboard units with brushed chrome handles, stone effect roll edge working surfaces above, stainless steel drainer sink with chrome mixer taps. Freestanding Bosch washing machine, freestanding Indesit double oven with four ring gas hob unit with extractor above. Freestanding fridge freezer, tiled splashbacks. Further matching range of wall cupboard units. Panelled door to



### SHOWER ROOM

5'1" x 6'10" (1.57 x 2.10)

With tiled flooring, three piece suite consisting of pedestal wash hand basin, chrome mixer taps above, tiled splashbacks, low level WC. Corner glazed shower enclosure with bar shower and tiled surrounds, extractor fan and chrome heated towel rail. Built in timber cupboard housing the Worcester combination boiler for gas central heating and domestic hot water.



### FIRST FLOOR LANDING

### BEDROOM ONE TO FRONT

10'11" x 12'2" (3.34 x 3.72)

With double panelled radiator.



### BEDROOM TWO TO REAR

10'11" x 11'11" (3.34 x 3.65)

With double panelled radiator, useful over stairs storage cupboard.



### BEDROOM THREE ON THE SECOND FLOOR

9'9" x 14'7" (2.99 x 4.47)

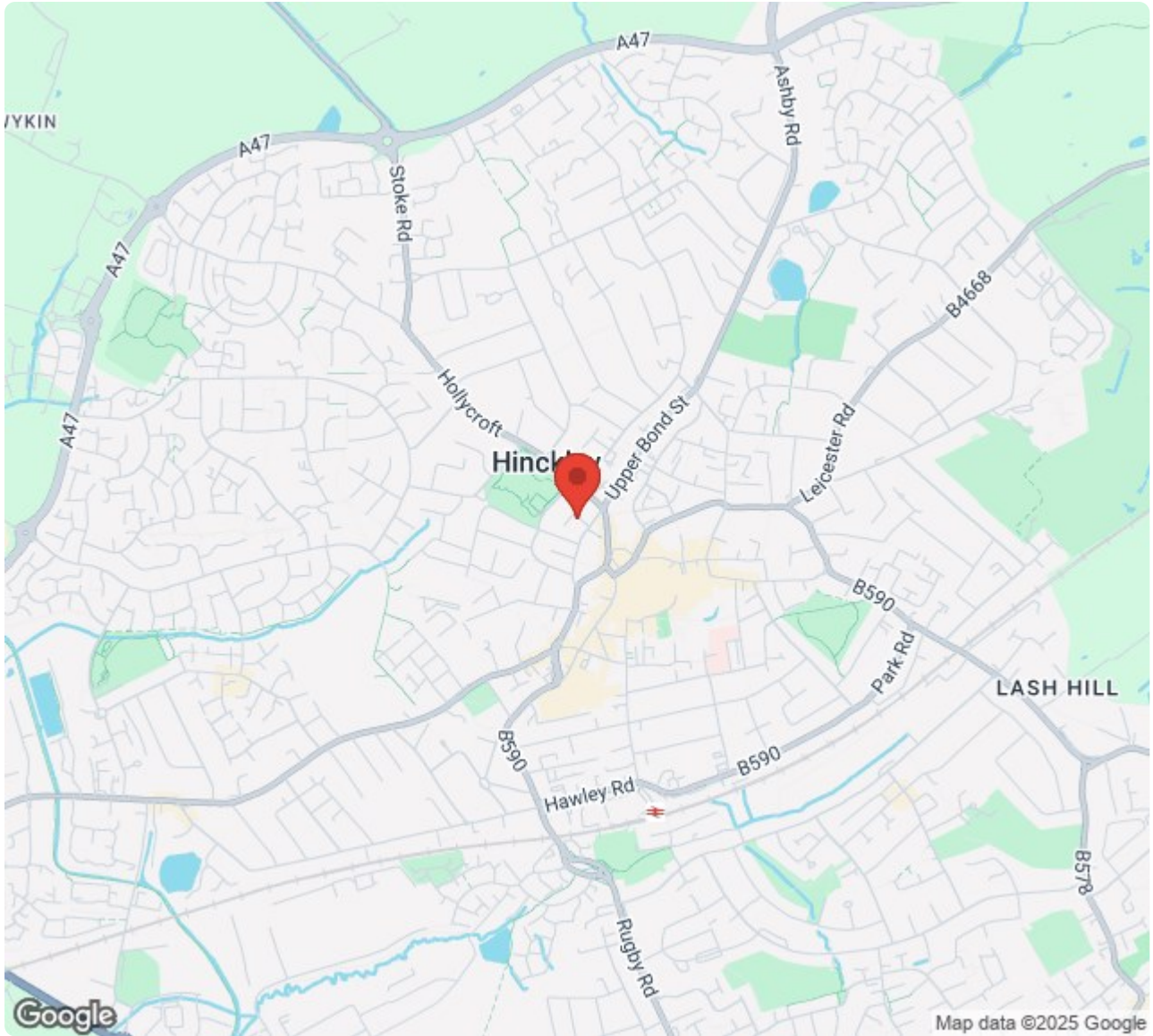
With double panelled radiator. Door to storage in the eaves and built in timber cupboard with shelving and hanging rail.



### OUTSIDE

The yard to rear is laid to concrete slab with outside tap.

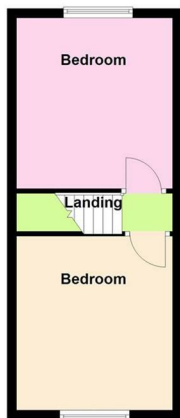




Ground Floor





First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) <b>A</b></div></div>			<div><div></div><div><b>83</b></div></div>
<div><div></div><div>(81-91) <b>B</b></div></div>			
<div><div></div><div>(69-80) <b>C</b></div></div>			
<div><div></div><div>(55-68) <b>D</b></div></div>			
<div><div></div><div>(39-54) <b>E</b></div></div>		<div><div></div><div><b>57</b></div></div>	
<div><div></div><div>(21-38) <b>F</b></div></div>			
<div><div></div><div>(1-20) <b>G</b></div></div>			
Not energy efficient - higher running costs			
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			
<div><div></div><div>(92 plus) <b>A</b></div></div>			
<div><div></div><div>(81-91) <b>B</b></div></div>			
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