

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

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116 TRINITY LANE, HINCKLEY, LE10 0BJ

OFFERS OVER £170,000

No Chain. Spacious traditional four storey terraced house popular and highly convenient location within walking distance of the town centre, the crescent, local schools, train and bus station, doctors, dentists, Hollycroft park, bars and restaurants and good access to major road links. Benefits from panel interior doors, wooden flooring, original Victorian fireplaces, modern kitchen and shower room, gas central heating and UPVC SUDG. Offers dining room, lounge, useful cellar, kitchen, rear lobby and shower room. Three double bedrooms, front and rear long sunny garden. Contact agents to view. Carpets and curtains included.



TENURE

Council tax Band A

ACCOMMODATION

Front door leading to

DINING ROOM TO FRONT

11'11" x 11'0" (3.65 x 3.36)

With fitted meter cupboard to side alcove, woodgrain laminate wood strip flooring, double panel radiator. Door to



INNER LOBBY

With laminate wood strip flooring. Door and stairway leading to

CELLAR

10'7" x 11'11" (3.23 x 3.64)

With ceramic tile flooring, light and power.

LOUNGE TO REAR

11'11" x 12'0" (3.64 x 3.68)

With feature open fireplace, having ornamental cast iron surrounds, oak finish laminate wood flooring, grey vertical radiator, ceiling mounted fan light door and stairway to first floor.



FITTED KITCHEN TO REAR

9'2" x 5'8" (2.80 x 1.73)

With a range of medium oak kitchen units consisting inset single drainer stainless steel sink, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawer, contrasting roll edge working surfaces above with inset stainless steel gas hob unit, single fan assisted oven with grill beneath. Tiled splashbacks further wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, wood grain laminate wood strip flooring, double panel radiator.



REAR LOBBY

With laminate wood strip flooring, UPVC SUDG to the rear of the property. Door to

SHOWER ROOM TO REAR

5'5" x 5'6" (1.67 x 1.70)

With white suite consisting of a shower cubicle with glazed shower doors. Vanity sink with light over and double cupboard beneath, low level WC, contrasting fully tiled surrounds including the flooring, chrome heated towel rail, extractor fan.



FIRST FLOOR LANDING

With door and stairway to

BEDROOM ONE TO FRONT

11'11" x 10'11" (3.64 x 3.35)

With feature original Victorian style fireplace having ornamental cast iron fireplace, white wooden surrounds, radiator, door to a storage cupboard over the stairs, ceiling mounted fan light.



BEDROOM TWO TO REAR

12'0" x 12'0" (3.67 x 3.66)

With feature original Victorian fireplace having ornamental cast iron fireplace with ornamental white wooden surrounds, double panel radiator. Wall mounted Glow-worm gas condensing combination boiler for central heating and domestic hot water. (New as of 2021).



SECOND FLOOR BEDROOM THREE

10'10" x 14'5" (3.31 x 4.41)

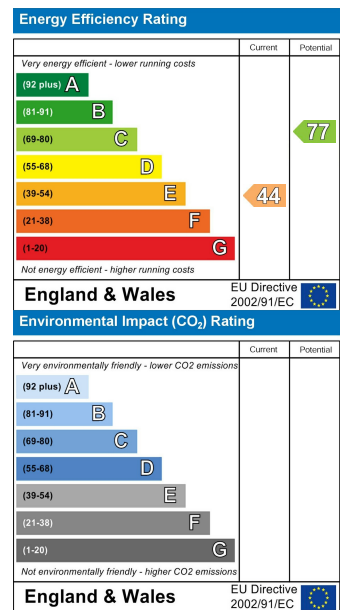
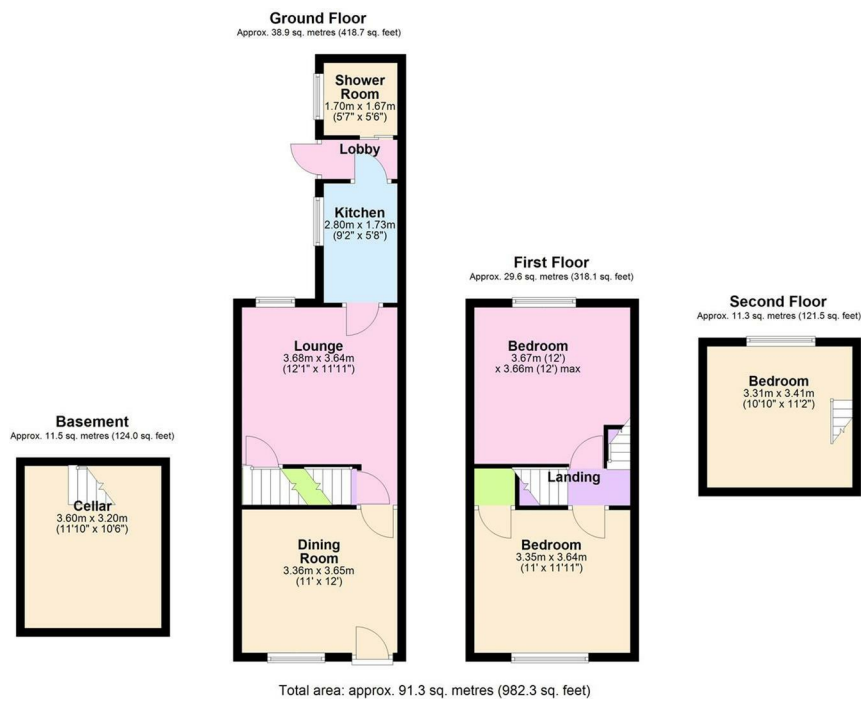
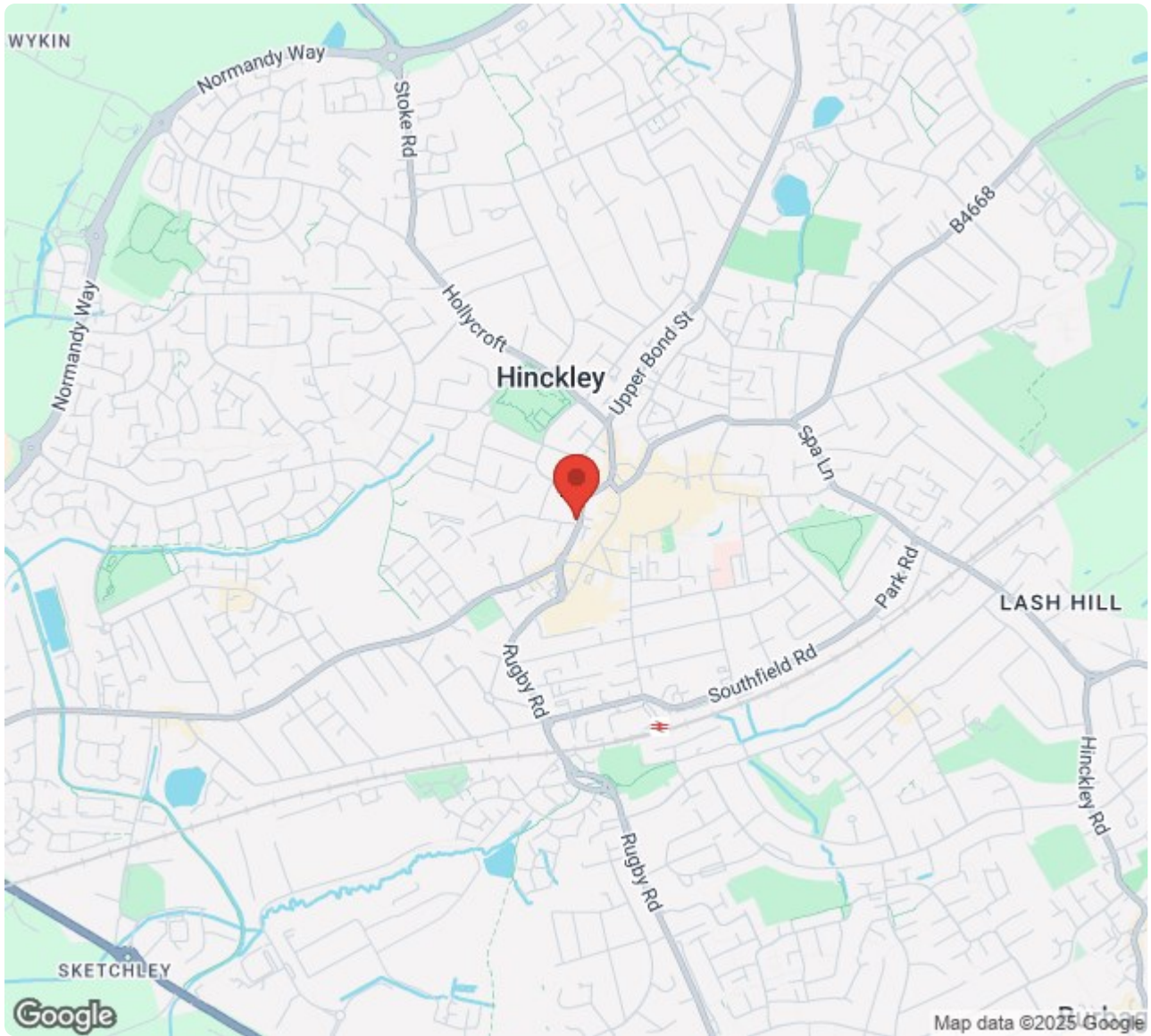
With double panel radiator.



OUTSIDE

The property is set back from the road screened behind the original blue brick retaining wall with a slab front forecourt. There is shared slabbed access leading through a timber gate to the fenced and enclosed private rear garden. Adjacent to the rear of the house is a slabbed rear yard with an outside tap beyond which the garden is mainly laid to lawn with a further slabbed patio and the garden has a sunny aspect.





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