



68B JOHN NICHOLS STREET., HINCKLEY, LE10 0LD

£200,000

Modern end town house on a good size plot. Popular and convenient location within walking distance of the town centre, The Crescent, Westfield Junior School, doctors, dentist, parks, train and bus station and with good access to major road links. Well presented including white panelled interior doors, spindle balustrades, tiled flooring, refitted kitchen and bathroom, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, breakfast kitchen and lounge dining room. 2 good bedrooms and bathroom. Double length driveway and good sized rear garden with shed. Viewing recommended. Carpets, blinds and light fittings included.



TENURE

Freehold

Council tax band B

ACCOMMODATION

UPVC SUDG front door leading to

ENTRANCE HALLWAY

With wood strip flooring and a white panelled interior door to

SEPARATE WC

2'11" x 5'2" (0.89 x 1.59)

With low level WC, pedestal wash hand basin, extractor fan and houses the main control panel for the alarm system.

KITCHEN TO FRONT

8'0" x 10'8" (2.46 x 3.26)

With a range of floor standing fitted kitchen units with roll edge working surface above and inset one and a half bowl drainer sink with mixer tap. Integrated double oven with gas hob above, extractor, space for a fridge freezer and under counter space for a washing machine. A further range of matching wall mounted cupboard units one cupboard housing the gas combination boiler for central heating and domestic hot water. Matching breakfast bar with further storage cupboards above. Tiled splashbacks, tiled flooring and consumer unit.



LOUNGE/DINER TO REAR

17'0" x 11'6" (5.20 x 3.52)

With feature fireplace with stone hearth and backing and wooden mantle above incorporating a gas fire. Stairway to the first floor, radiator, TV aerial point, UPVC SUDG French doors to the rear garden.



FIRST FLOOR LANDING

With loft access, smoke alarm and white panelled interior door to

BEDROOM ONE TO REAR

11'5" x 12'11" (3.49 x 3.94)

With a range of fitted bedroom furniture consisting of one double and one single wardrobe and a range of matching drawers. Radiator.

BEDROOM TWO TO FRONT

10'9" x 6'3" (3.29 x 1.92)

With radiator.



BATHROOM TO FRONT

5'0" x 10'9" (1.53 x 3.28)

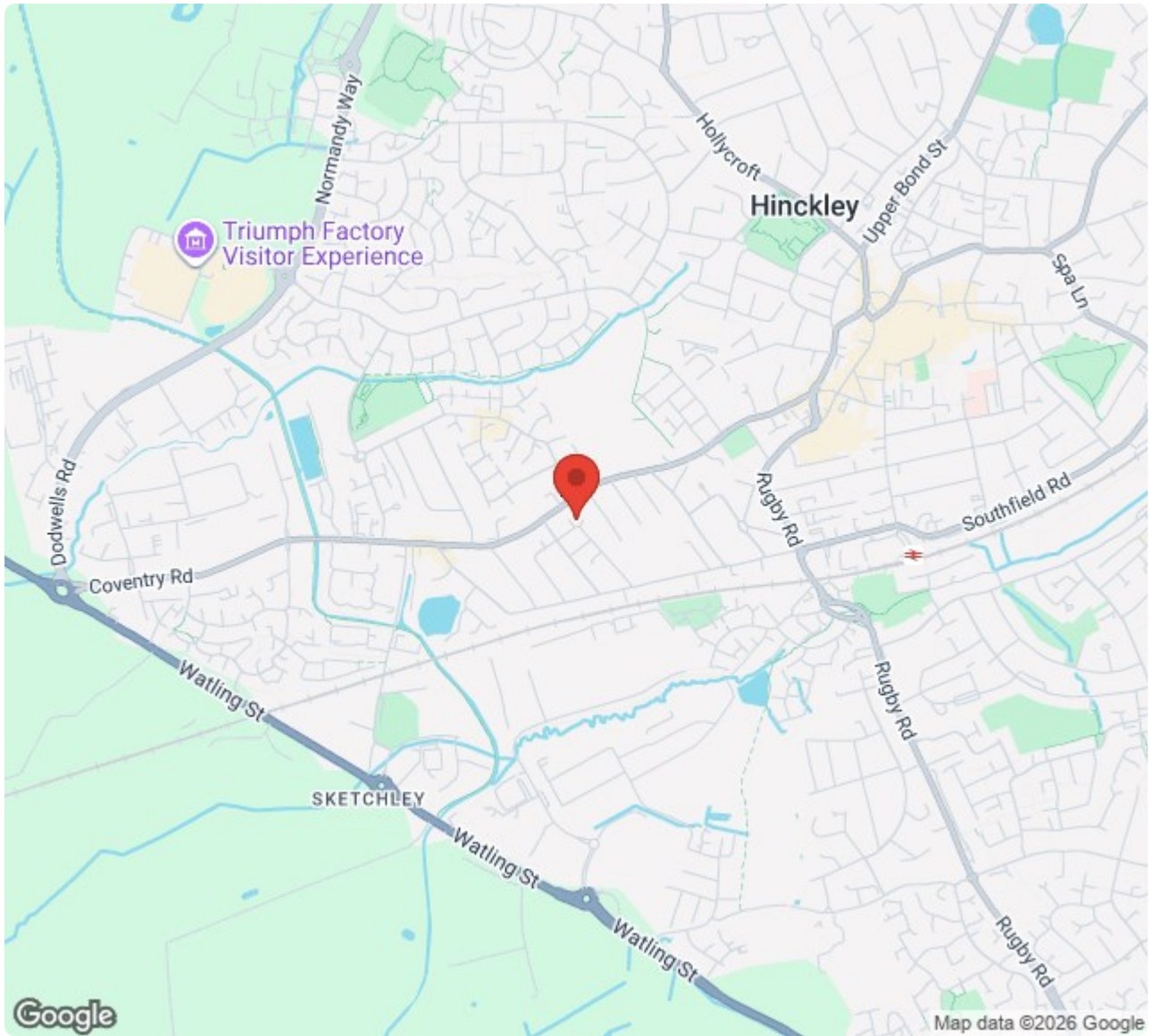
With panelled bath, mixer tap and shower attachment with shower screen to side. Low level WC, vanity sink unit with double cupboard unit beneath, fully tiled surrounds and tiled flooring, radiator and extractor fan.



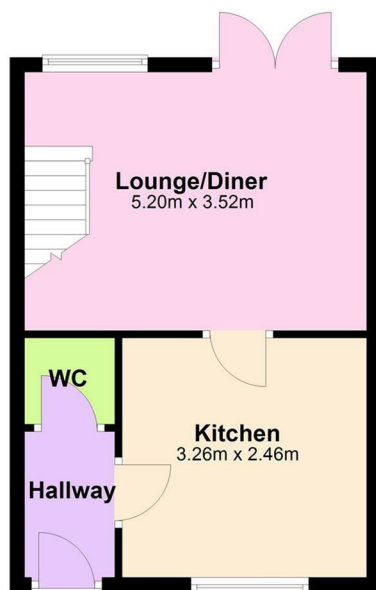
OUTSIDE

The property set well back from the road having a deep tarmacandan driveway to front. Fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn. At the top of the garden is a timber shed.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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