

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



30A PRINCESS ROAD, HINCKLEY, LE10 1EB

ASKING PRICE £275,000

NO CHAIN! Spacious three bedroom detached family home. Sought after and highly convenient location within walking distance of the town centre including the Crescent, shops, schools, doctors, dentist, train and bus stations, parks, public houses, restaurants and good access to major road links. In need of some updating, benefiting from gas central heating, UPVC SUDG and feature fireplace. Offers entrance hallway, kitchen and lounge diner. 3 good sized bedrooms and family bathroom with shower. Driveway leading to a single integral garage. Front and well kept sunny rear garden. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band C
EPC Rating TBC

ACCOMMODATION

White UPVC SUDG front door to:

ENTRANCE HALLWAY

Stairway to first floor, single panel radiator, keypad for burglar alarm system and smoke alarm. Wooden interior door to large understairs storage cupboard. White wooden interior door leads to:

KITCHEN TO SIDE

6'10" x 10'7" (2.09 x 3.23)

Range of white wooden floor standing kitchen cupboard units, roll edge working surfaces above with inset drainer stainless steel sink unit with mixer tap above. Free standing electric cooker and appliance recess points including space for a fridge freezer. Further matching range of wall mounted cupboard units and built in cupboard with shelving and sliding door to front. UPVC SUDG door to the side of the property. Tiled flooring.



LOUNGE DINING ROOM TO REAR

17'1" x 12'5" max (5.21 x 3.79 max)

Feature gas fireplace with brick effect hearth and backing and black wooden mantle above. Single panel radiator, two matching wall lights, thermostat for central heating system and TV aerial point. UPVC SUDG sliding patio door to rear garden.



FIRST FLOOR LANDING

Loft access and smoke alarm. White wooden interior doors to:

BEDROOM ONE TO REAR

9'11" x 12'0" (3.03 x 3.68)

Double panel radiator.



BEDROOM TWO TO REAR

7'4" x 12'0" (2.26 x 3.66)

Double panel radiator.



BEDROOM THREE TO FRONT

8'6" x 8'4" (2.61 x 2.55)

Double panel radiator and built in desk. Door to large storage cupboard.



BATHROOM TO FRONT

8'3" x 5'7" (2.54 x 1.71)

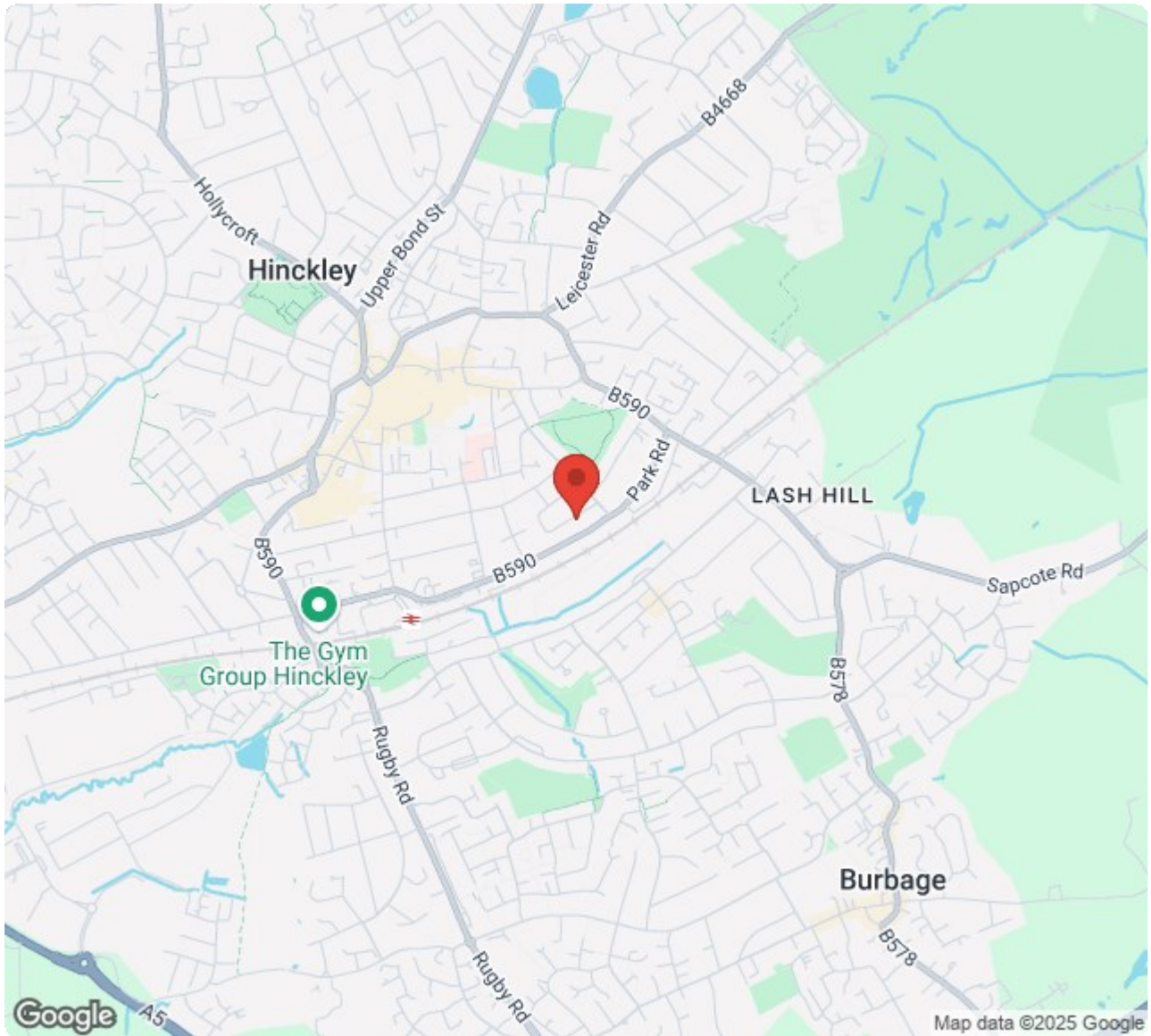
Panelled bath with mixer tap and shower attachment above, pedestal wash hand basin with mirror fronted cupboard above and low level WC. Chrome heated towel rail, half tiled surrounds and laminate wood strip flooring.



OUTSIDE

The property is nicely situated, set back from the road, with a hard landscaped front garden with border and shrubs and a slabbed pathway to front door. Driveway leads to a single integral garage (2.43m x 4.69m) with up and over door to front, light, power and cold water tap. Also housing electric meter, gas meter and Worcester gas condensing combination boiler for central heating and domestic hot water. A slabbed pathway and wrought iron gate lead down the side of the property offering access to the fully fenced and enclosed rear garden. With a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds and borders and outside light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(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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