

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

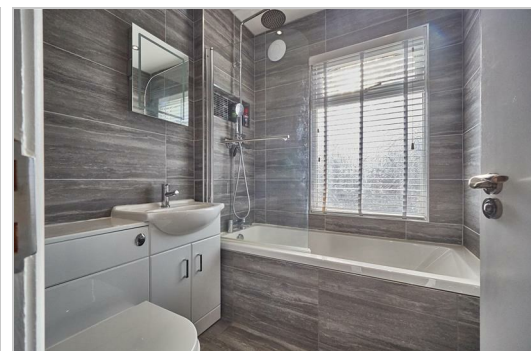
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**58 EDWARD STREET, HINCKLEY, LE10 0DL**

**ASKING PRICE £260,000**

Attractive traditional bay fronted semi detached family home on a large plot with an impressive frontage of approximately 37ft. Popular and convenient location within walking distance of the town, The Crescent, local school, bus/train stations, Doctors surgery and with good access to major road links. Well presented and much improved including wooden flooring, spindle balustrades, modern kitchen and refitted bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge and dining kitchen. 3 bedrooms and bathroom with shower. Wide driveway with car/caravan parking and ample room for an extension or double garage (subject to Planning Permission). Viewing recommended. Carpets, curtains, blinds and light fittings included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B  
EPC RATING - TBC

**ACCOMMODATION**

Attractive composite front door leading to:

**ENTRANCE HALLWAY**

Stairway to first floor with spindle balustrades and Amtico flooring. Double panel radiator and wired in smoke alarm. Door to large useful understairs storage cupboard with shelving which houses the electric consumer unit and electric and gas meters. Wood and glazed door to:



**LOUNGE TO FRONT**

12'1" x 13'11" (3.70 x 4.25)

Wall mounted electric fire, laminate wood strip flooring and TV aerial point with Virgin Media. Wood and glazed double doors to:



**DINING KITCHEN**

18'6" max x 13'3" max (5.65 max x 4.04 max)

Attractive range of floor standing cupboard units in gloss white with black roll edge working surfaces above and tiled splashbacks. Inset four ring gas hob with extractor hood above and Hotpoint electric oven and grill beneath. Inset composite one and a half bowl sink and drainer with mixer tap above and cupboard beneath. Appliance recess points including space for tumble dryer and plumbing for automatic washing machine. Laminate wood strip flooring, inset ceiling spotlights and heat detector. UPVC SUDG French doors to the rear garden.



**FIRST FLOOR LANDING**

Loft access and wired in smoke alarm.

### BEDROOM ONE TO REAR

12'2" x 11'6" (3.73 x 3.51)

Single panel radiator and TV aerial point.



### BEDROOM TWO TO FRONT

13'3" x 11'1" (4.05 x 3.39)

Double panel radiator.



### BEDROOM THREE TO REAR

7'0" x 8'11" (2.14 x 2.72)

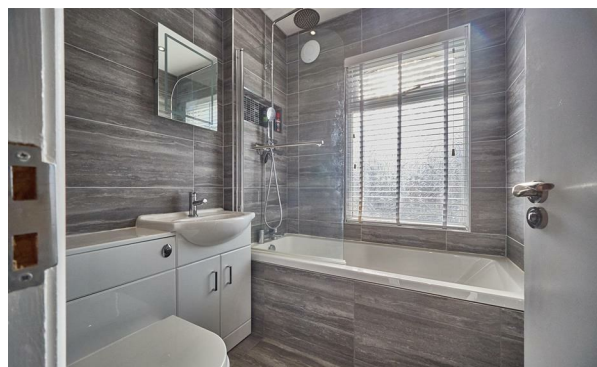
Single panel radiator.



### REFITTED BATHROOM TO FRONT

6'0" x 5'10" (1.83 x 1.79)

fully tiled surrounds including the flooring. White suite consisting panelled bath with mixer shower including rainfall shower attachment and niche. Vanity sink unit and low level WC. Inset ceiling spotlights, extractor fan and chrome heated towel rail.



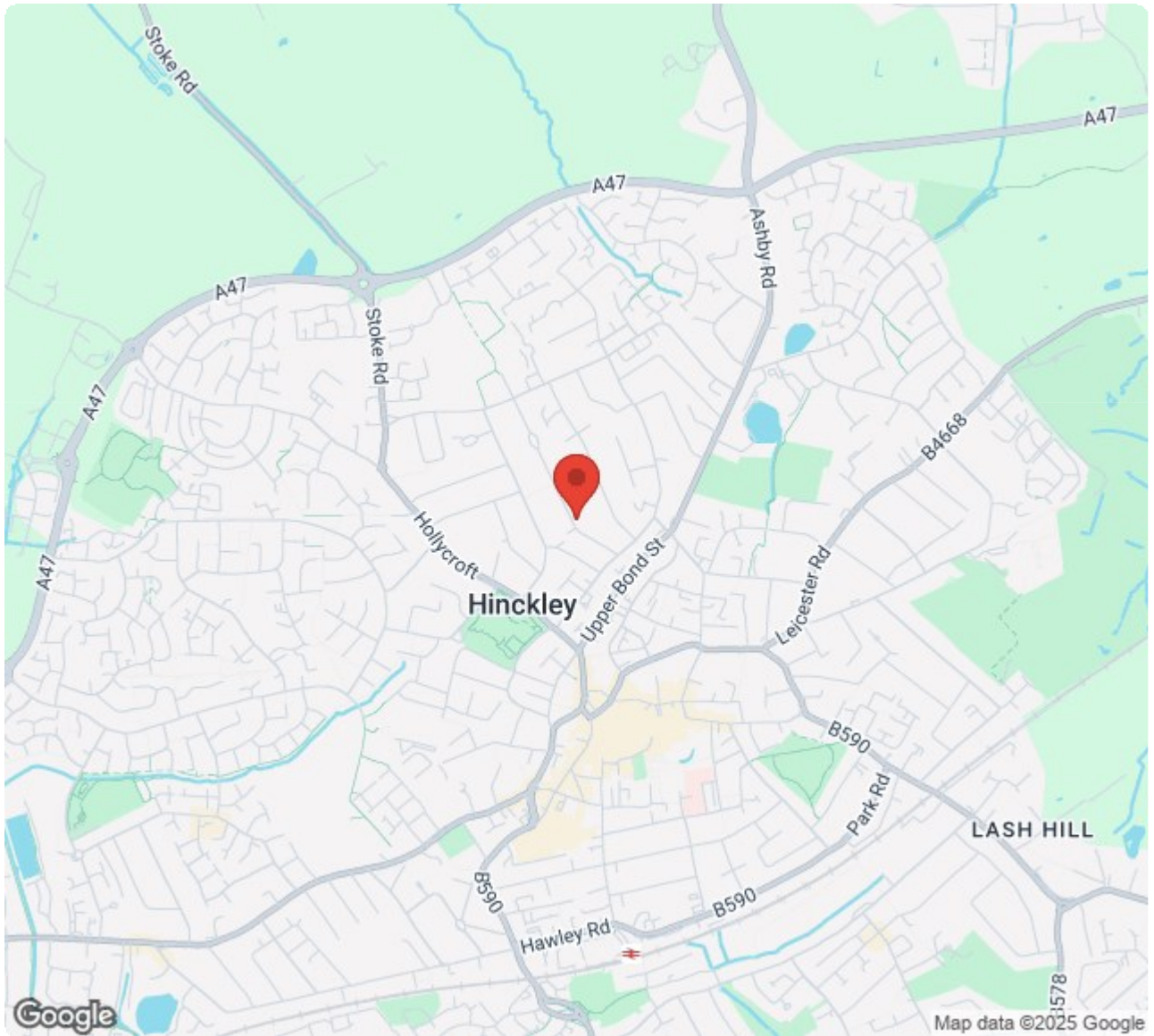
### OUTSIDE

The property is nicely situated, set well back from the road with a wide block paved frontage measuring approximately 37ft. Low level wooden fencing and ample carparking with potential garage space or extension to side (subject to planning permission) Access via a timber gate to side to the large fully fenced and enclosed rear garden which is principally laid to lawn having a slab pathway to the top of the garden and trees. Adjacent to the rear of the property is a slabbed patio. Outside tap and plastic shed.











Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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