

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 19 HOLLIERS WALK, HINCKLEY, LE10 1QW

**OFFERS IN EXCESS OF £180,000**

NO CHAIN. Delightful vastly improved and refurbished, traditional end terraced house of character. Sought after and highly convenient location within walking distance of the town centre, schools, doctors, dentists, train and bus stations, leisure centre, parks and with good access to major road links. Immaculately presented including white panelled interior doors, wooden flooring, coving, feature original Victorian fireplaces, modern kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining kitchen and utility room. Three bedrooms and bathroom with shower cubicle. Front and long rear garden with brick store.

Viewing highly recommended. Carpets and blinds included. Kitchen appliances could be included.



## TENURE

Freehold

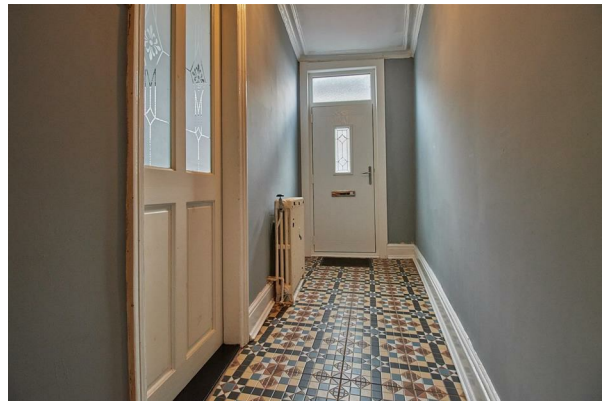
Council tax band A

## ACCOMMODATION

Attractive navy blue composite SUDG and leaded front door to

## ENTRANCE HALLWAY

With mosaic tile flooring, original coving to ceiling, torin radiator. Attractive white panel and etched glazed door leads to



## FRONT LOUNGE

11'1" x 11'8" (3.39m x 3.57m)

With feature fireplace having ornamental white wooden surrounds, raised tiled hearth and backing incorporating a living flame coal effect electric fire. Solid oak book and display shelving to side alcove, oak strip flooring, original coving to ceiling, radiator, TV and telephone point.



## INNER LOBBY

With wood grain luxury vinyl flooring, wired in smoke alarm. Door to useful under stairs storage cupboard with fitted shelving, light and power, housing the meters.

## FITTED DINING KITCHEN TO REAR

13'1" x 12'2" (4.00m x 3.73m)

With a range of cream fitted kitchen units consisting inset circular stainless steel sink unit with mixer tap above, cupboard beneath. Further matching range of floor mounted cupboard units. Contrasting walnut finished roll edge working surfaces above, tiled splashbacks. Further matching range of wall mounted cupboard units including one double and two single display units with glazed doors. Black Flavell range cooker included, with a six ring gas hob unit, two ovens and a grill beneath, black chimney extractor above. Victorian radiator, feature original Victorian fireplace having ornamental white wooden surrounds, black ornamental cast iron open fireplace with floral tiles and slate hearth. Wood grain luxury vinyl flooring. White wood panel and etched glazed door and stairway leads to the first floor. White wood panel and etched glazed door leads to



### UTILITY ROOM TO REAR

6'4" x 13'1" (1.95m x 4.00m)

With a range of white fitted units consisting inset single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units, contrasting roll edge working surfaces above, tiled splashbacks. Appliance recess points, plumbing for automatic washing machine and dishwasher, wood grain luxury vinyl flooring, radiator. Feature illuminated drying rail to ceiling. UPVC SUDG door leading to the rear garden.



### FIRST FLOOR LANDING

With radiator with surrounding radiator ornamental cover, wired in smoke alarm. Loft access, the loft is partially boarded with lighting.

### FRONT BEDROOM ONE

11'2" x 10'2" (3.41m x 3.12m)

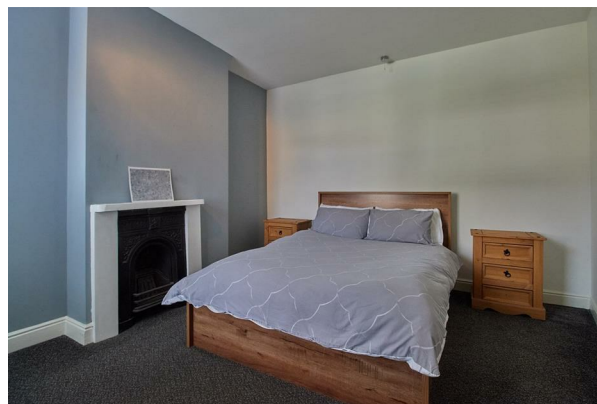
With feature original Victorian fireplace having ornamental white wooden surrounds, with black cast iron ornamental fireplace, radiator, picture rail. Built in wardrobe over the stairs.



### BEDROOM TWO TO REAR

9'9" x 12'3" (2.98m x 3.74m)

With feature original Victorian fireplace having ornamental white wooden surrounds, with black cast iron ornamental fireplace, radiator.



### **BEDROOM THREE TO FRONT**

5'6" x 8'0" (1.69m x 2.44m)

Radiator.



### **REFITTED BATHROOM TO REAR**

6'5" x 13'1" (1.97m x 4.00m)

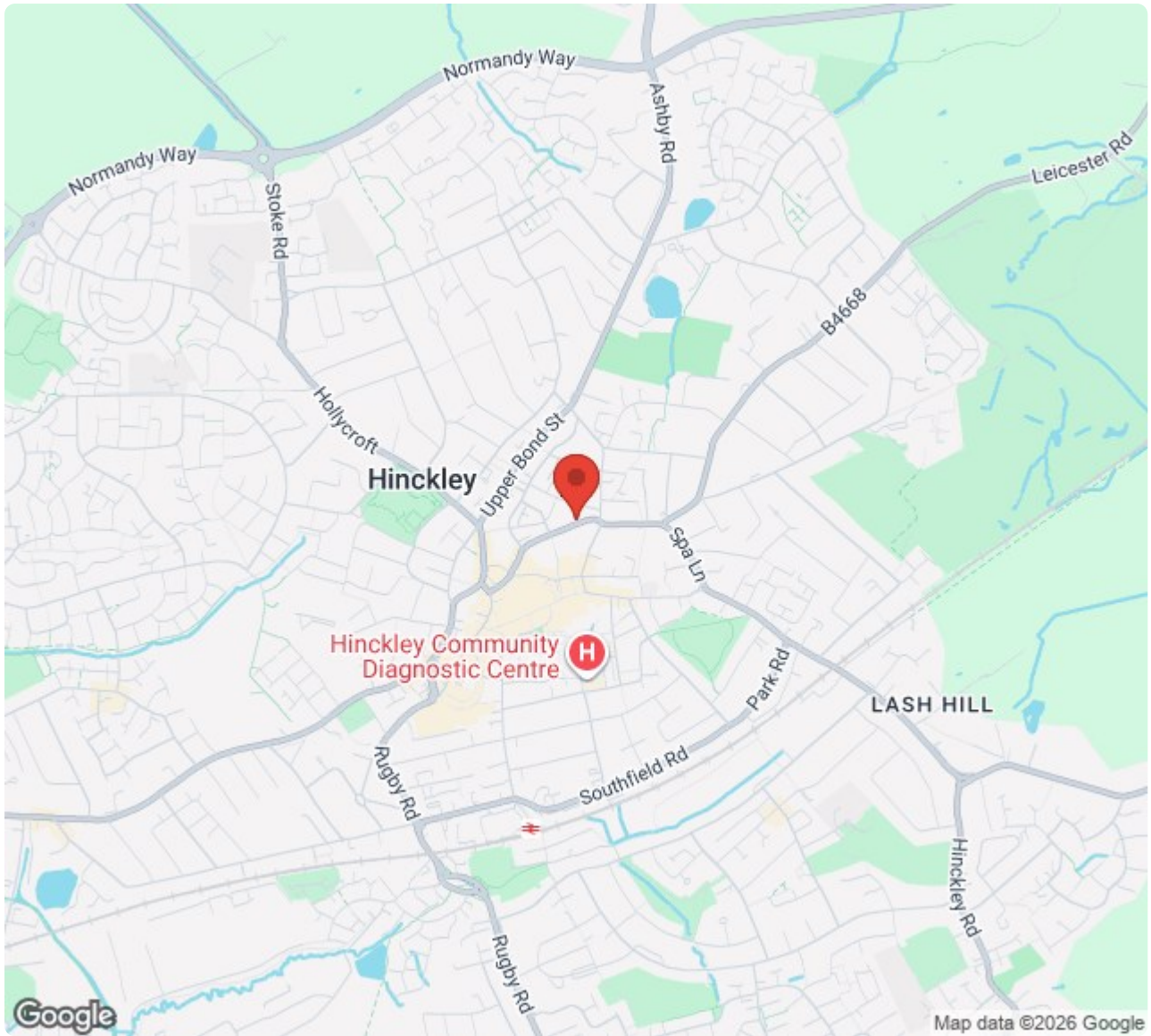
With Victorian style suite in white consisting a Victorian roll top bath with claw feet, mixer tap and shower attachment above, fully tiled shower cubicle with glazed shower door and rain shower above. Pedestal wash hand basin, mirror fronted bathroom cabinet above, high level WC, radiator. Wall mounted Valiant gas condensing combination boiler for central heating and domestic hot water, built in programmer.



### **OUTSIDE**

The property is set back from the road, screened behind the original blue brick retaining wall, the front garden hard landscaped in slate chippings. There is a shared pedestrian access to the long private rear garden, which is enclosed by a high brick retaining wall with panelled fencing. Adjacent to the rear of the house, is a slabbed rear yard, with outside tap and light. Attached to the rear of the house is a brick built garden store with power points. Beyond which is a full width slabbed patio with brick BBQ. Beyond which the garden is principally laid to lawn.





| Energy Efficiency Rating                                        |  | Current                                                                                                       | Potential |
|-----------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                                                                                                               |           |
| (92 plus) <b>A</b>                                              |  |                                                                                                               | <b>84</b> |
| (81-91) <b>B</b>                                                |  |                                                                                                               |           |
| (69-80) <b>C</b>                                                |  |                                                                                                               |           |
| (55-68) <b>D</b>                                                |  |                                                                                                               |           |
| (39-54) <b>E</b>                                                |  | <b>58</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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