



34 JOHN NICHOLS STREET, HINCKLEY, LE10 0LD

OFFERS OVER £200,000

NO CHAIN! Three bedroom semi detached house on a good sized plot. Popular and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, leisure centre, parks and good access to the A5 and M69 motorway. Well presented and benefiting from laminate wood strip flooring, feature fireplace, re fitted bathroom gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge and kitchen diner. Three bedrooms and family bathroom. Driveway to front and good sized rear garden. Carpets and light fittings included.



TENURE

Council Tax Band A

ACCOMMODATION

UPVC SUDG to

ENTRANCE HALLWAY

With wood effect laminate flooring which runs throughout the whole of the downstairs of the property, radiator with decorative cover, white panel door to

LOUNGE

12'8" x 11'0" (3.88 x 3.36)

With a single panel radiator, feature fireplace with timber mantle, stone effect backing in hearth incorporating electric fire, smoke alarm, opening to

KITCHEN/DINER

15'7" x 10'5" (4.76 x 3.19)

With a single panel radiator, a range of white gloss handle less kitchen cupboard units with hardwood working services, stainless steel sink with brush chrome mixer tap, free standing Zanussi oven with four ring hob and extractor fan above. Further matching range of wall cupboard units, tiled splashbacks, wall mounted Ideal combination boiler for domestic hot water and gas central heating, wall mounted fuse board, cupboard housing the gas and electric meters, UPVC SUDG door to rear garden.



STAIRS TO FIRST FLOOR LANDING

With inset spotlights, smoke alarm, loft access, door to

BEDROOM ONE TO FRONT

10'1" x 11'2" (3.08 x 3.41)

With single panel radiator.



BEDROOM TWO TO REAR

8'8" x 10'6" (2.66 x 3.21)

With single panel radiator.



BEDROOM THREE TO REAR

6'8" x 7'8" (2.05 x 2.36)

With a single panel radiator.



FAMILY BATHROOM

5'3" x 5'1" (1.62 x 1.57)

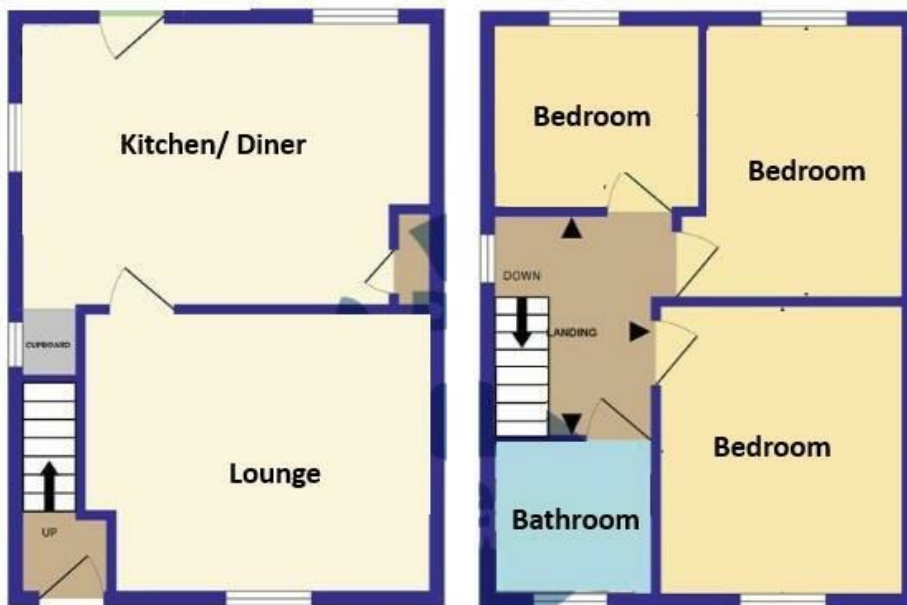
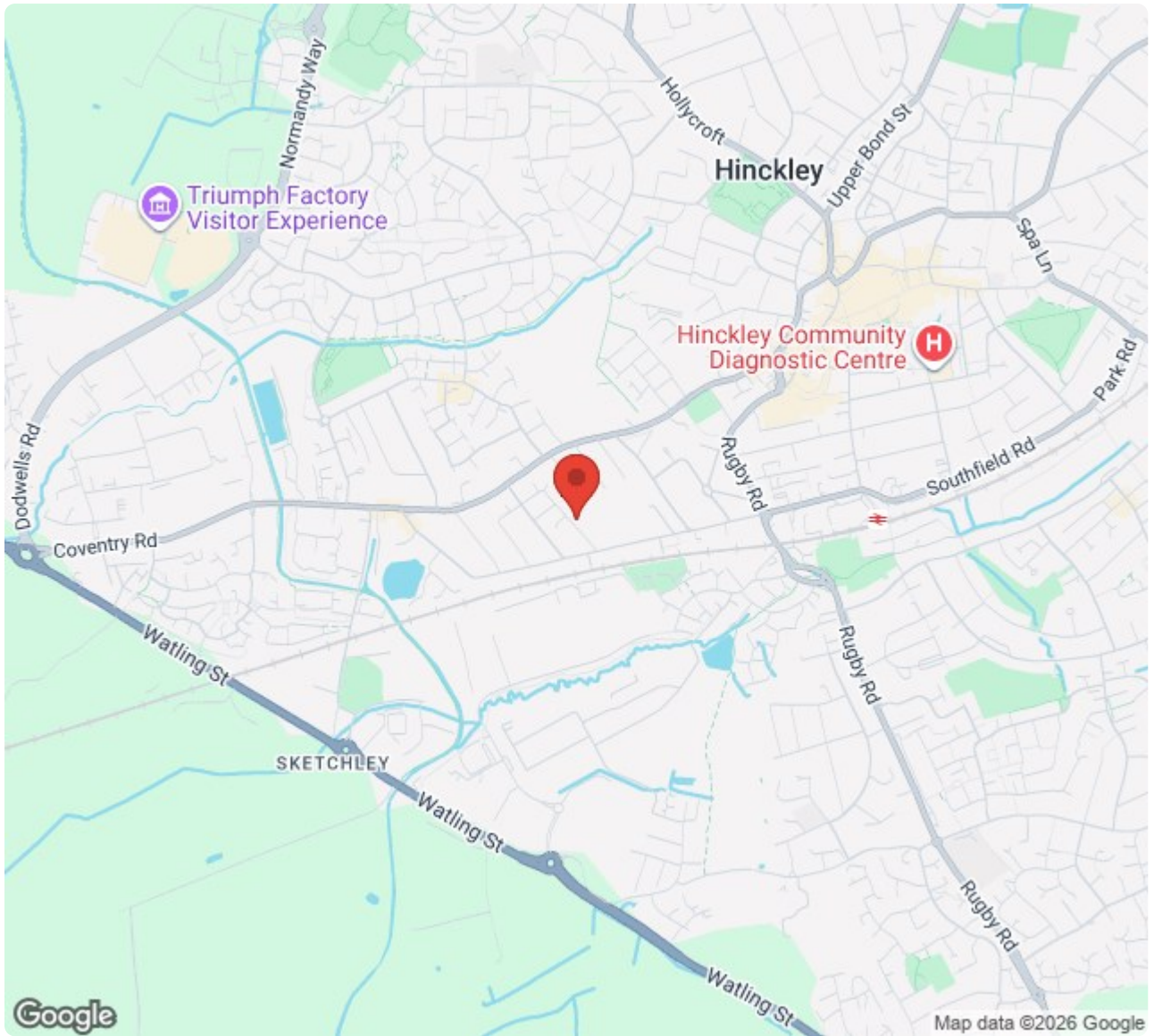
With grey wood effect laminate flooring, three piece suite consisting of a low level WC, vanity wash hand basin, storage beneath, chrome mixer tap, a panelled bath, bar shower and hand attachment above, glazed shower screen, inset spot lights, extractor fan, tiled surrounds.



OUTSIDE

Outside the property to front is a tarmacadam driveway for multiple cars, concrete slab path leading to the front door, an area of decorative stone, a raised bed, mature hedges, pedestrian gate to the rear garden which has a large concrete slab patio, brick built store, outside tap. The garden is fenced and enclosed with a timber shed, the garden is predominately laid to lawn with mature shrubs and trees.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		



Scrivins & Co
Sales & Lettings

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