

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**103 WYKIN ROAD, HINCKLEY, LE10 0HU**

**ASKING PRICE £200,000**

No Chain. Traditional semi detached house on a good sized corner plot overlooking a green. Popular and convenient location within walking distance of the town centre, the Crescent, Morrisons, schools, doctors, dentists, train and bus stations, open countryside and good access to major road links. In need of updating, benefitting from gas central heating and UPVC SUDG. Offers entrance porch, entrance hall, lounge with open fire place, kitchen, lean to with utility area, two double bedrooms and a modern bathroom. Impressive frontage of approximately 60 feet with parking for several cars leading to a single garage and large carport. Enclosed front and sunny rear gardens, ample room for an extension (subject to planning permission). Contact agents to view. Carpets, curtains and light fittings included.



## TENURE

Freehold  
Council tax Band B

## ACCOMMODATION

Open canopy porch, hardwood and glazed door leads to

## ENTRANCE PORCH

With fitted shelving, tiled flooring.

## ENTRANCE HALLWAY

With ceramic tiled flooring, double panel radiator, telephone point, stairway to first floor, door to

## THROUGH LOUNGE DINING ROOM

10'7" x 15'6" (3.25 x 4.74)

With open brick fireplace with raised hearth, fitted electric meter cupboard to side alcove, coving to ceiling.



## KITCHEN TO REAR

11'11" x 8'0" (3.65 x 2.44)

With a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit, cupboard beneath, further matching floor mounted cupboard units and three draw unit. Contrasting marble finish roll edge working surfaces above, tiled splashbacks, further matching wall mounted cupboard units, appliance recess points, gas cooker point, quarry tiled flooring, door to useful under stairs storage cupboard, white wood panel and glazed door leads to



## LEAN TO TO REAR

6'1" x 22'0" (1.87 x 6.72)

With laminate wood strip flooring, radiator, floor standing gas boiler for central heating and domestic hot water, plumbing for automatic washing machine, light and power, white wood panel and glazed door leads to the rear of the property, SUDG door leads to the side.

## BATHROOM TO FRONT

5'8" x 8'11" (1.75 x 2.73)

With a white suite consisting panel bath, mixer tap and shower attachment above, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, wall mounted bathroom cabinet in white.



## FIRST FLOOR LANDING

### BEDROOM ONE

14'3" x 10'7" (4.36 x 3.25)

With built in double wardrobe in white, single panel radiator, door to the airing cupboard housing the factory lagged cylinder immersion heater for supplementary domestic hot water, also houses the programmer for central heating and domestic hot water.



### BEDROOM TWO

12'0" x 14'2" (3.68 x 4.33)

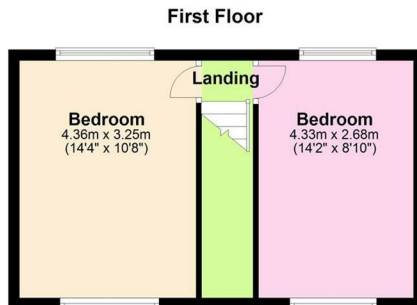
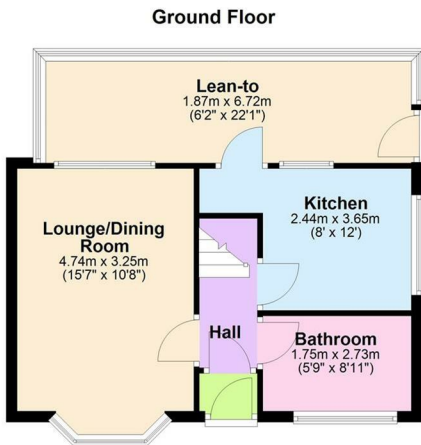
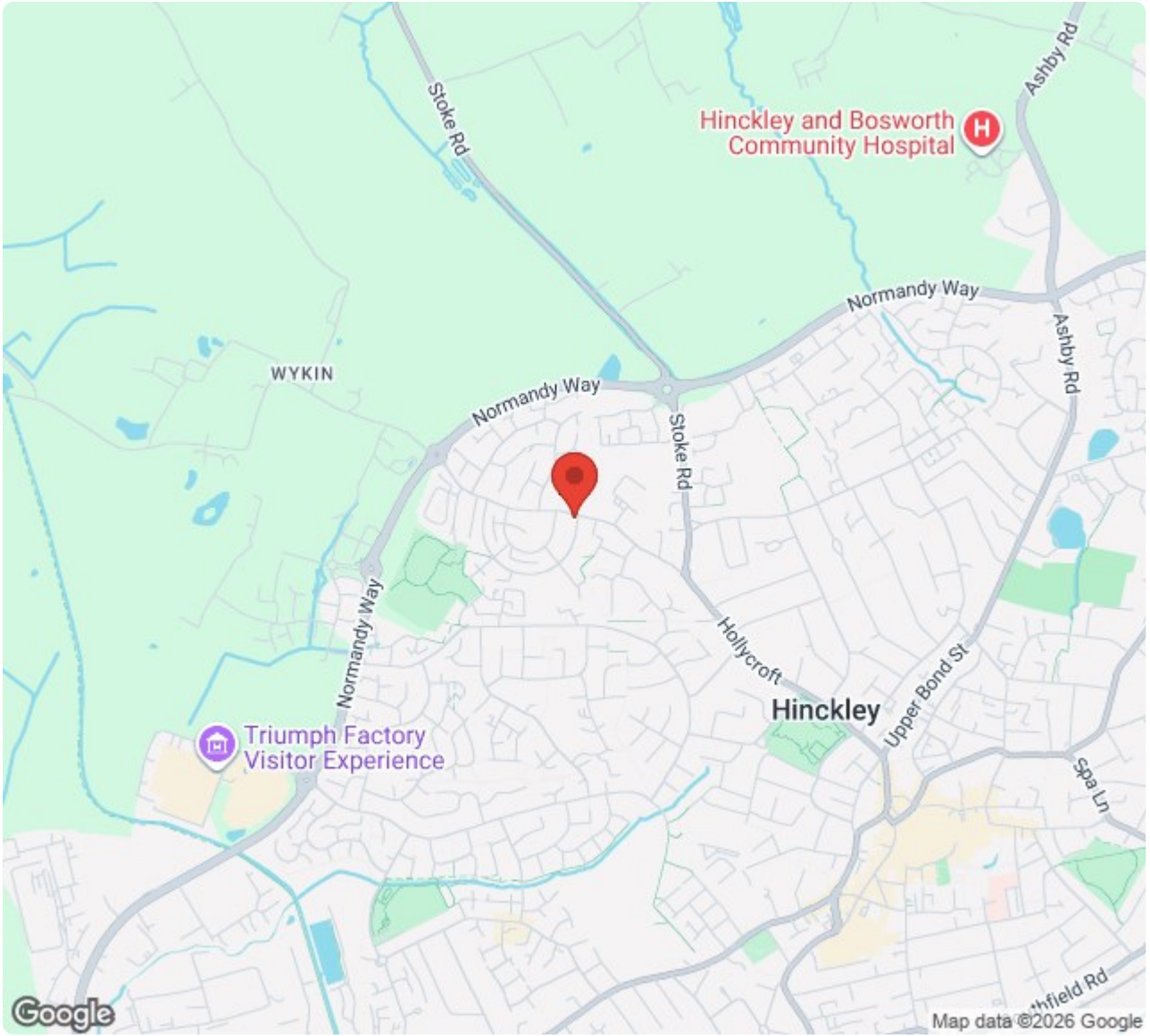
With two radiators.



### OUTSIDE

The property is situated on a advantageous corner plot overlooking a green to front set back from the road having an impressive frontage of approximately 60 feet, set back from the road screened behind panel fencing and a laurel hedge. There is a central driveway offering ample car parking leading to a large single brick built garage (3.69m x 5.41m) with up and over door to front, light and power. To the side of the garage is a large timber car port (5.54m x 5.02m) There are surrounding well stocked front gardens and there is ample room for an extension (subject to planning permission). From the rear of the car port a door leads to the fully fenced and enclosed rear garden which is principally paved for easy maintenance with surrounding raised beds and there is a slab patio adjacent to the rear of the house and the garden has a sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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