

Scrivins & Co

Sales & Lettings

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

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30 WOOD STREET, HINCKLEY, LE10 1JQ

ASKING PRICE £140,000

Attractive modern townhouse. Sought after and highly convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, parks, leisure centre, bars and restaurants and good access to major road links. Well presented and refurbished including white panelled interior doors, wooden flooring, spindle balustrades, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, lounge dining room and kitchen. One double bedroom and bathroom with shower. Enclosed hard landscaped garden and car parking space. Viewing recommended. Carpets, curtains, light fittings and shed included.



TENURE

Freehold
Council Tax Band A
EPC Rating D

ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting leading to

ENTRANCE PORCH

With grey wood effect laminate wood strip flooring, over head lighting, wall mounted consumer unit, attractive white six panel interior door to

LOUNGE/DINING ROOM TO FRONT

15'5" x 8'7" (4.72 x 2.62)

With grey wood effect laminate wood strip flooring, radiator, wired in smoke alarm, TV and telephone points, thermostat for the central heating system, stairway to first floor with storage space beneath.



REFITTED KITCHEN TO REAR

6'2" x 10'7" (1.90 x 3.25)

With a fashionable range of light grey fitted kitchen units consisting inset single drainer stainless steel sink, mixer taps above cupboard beneath, further matching floor mounted cupboard units and three drawer unit, contrasting white marble finished rolled edge working surfaces above with inset four ring stainless steel gas hob unit, integrated extractor above, single fan assisted oven with grill beneath, tiled splashbacks, further matching wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, radiator, wired in heat detector, storage area ideal for a fridge freezer.



FIRST FLOOR LANDING

With wired in smoke alarm, loft access.

BEDROOM ONE TO FRONT

15'5" x 8'7" (4.71 x 2.62)

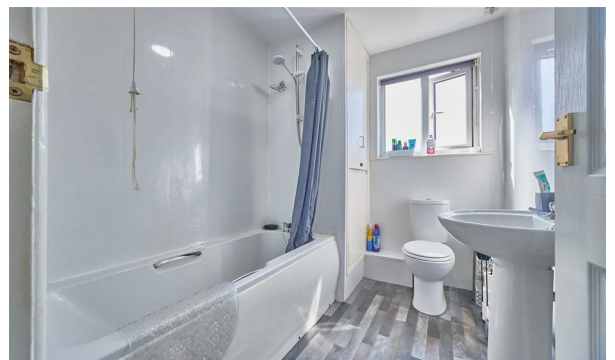
With built in storage cupboard, double panel radiator.



BATHROOM TO SIDE

6'2" x 8'0" (1.90 x 2.44)

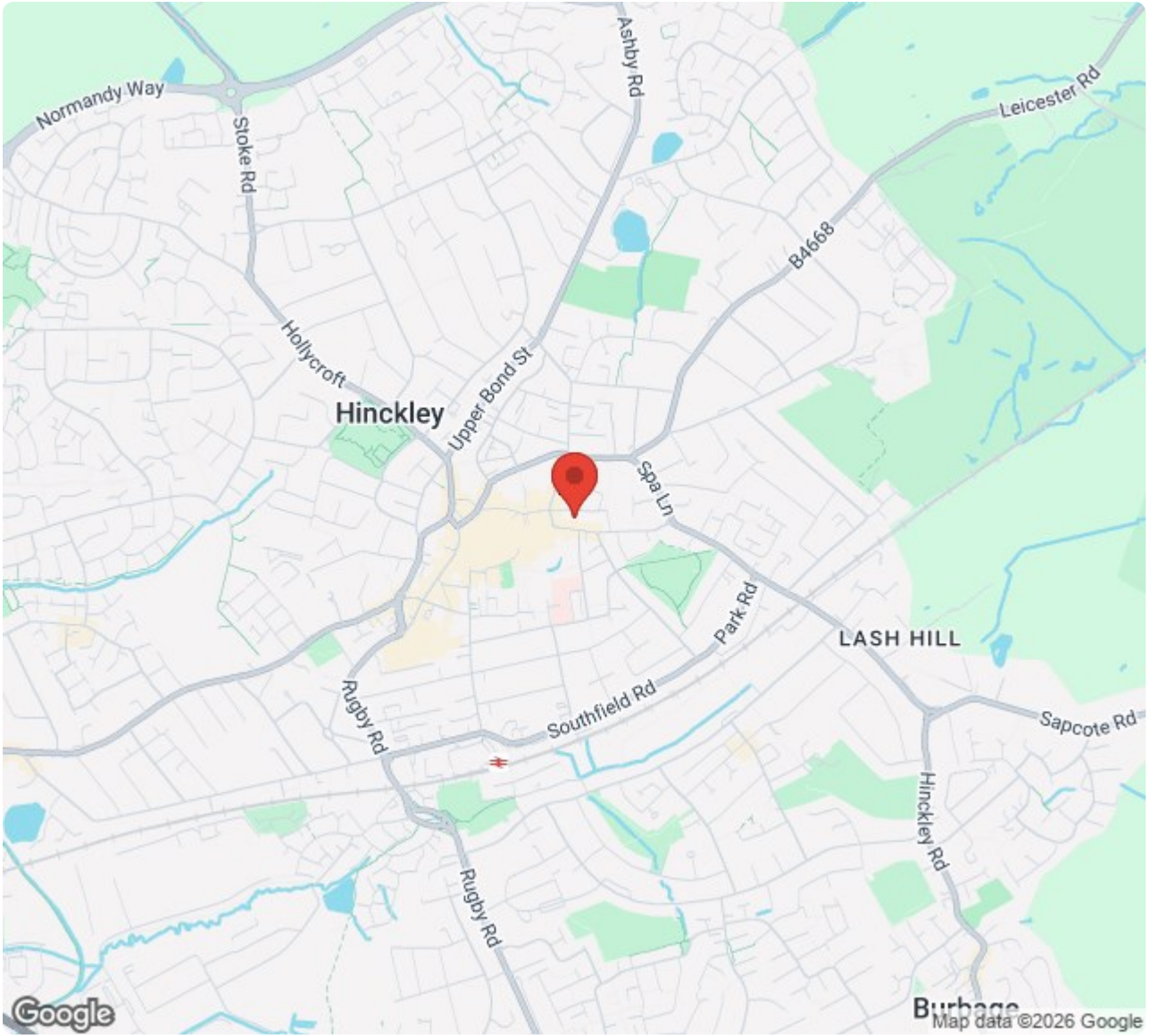
With white suite consisting panel bath, electric shower above, pedestal hand wash basin, low level WC, contrasting PVC decorative clad surrounds, radiator, door to the airing cupboard housing the main gas condensing combination boiler for central heating and domestic hot water.



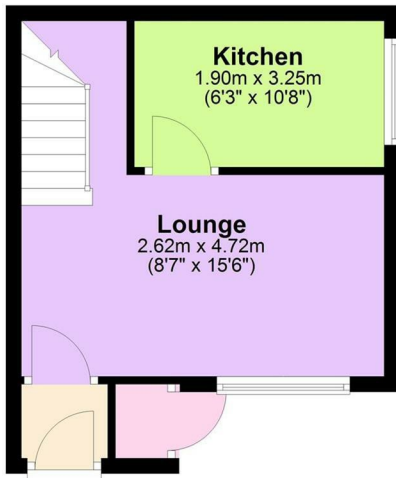
OUTSIDE

Outside the property is nicely situated in a cul de sac in a tucked away location, a timber gate offers access to the fully fenced and enclosed rear garden which is hard landscaped in block paving's, there is also a timber storage shed and a allocated tarmacadam car parking space.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(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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