

Scrivins & Co

Sales & Lettings

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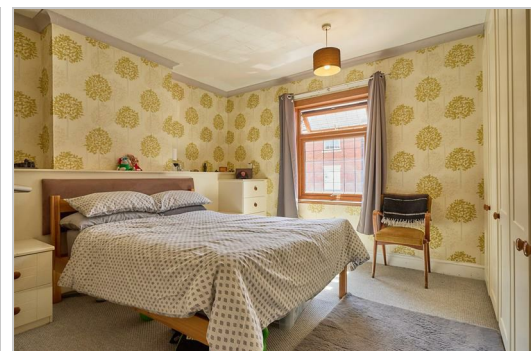
8 MILL HILL ROAD, HINCKLEY, LE10 0AX

OFFERS OVER £160,000

NO CHAIN. Spacious traditional 3 storey terraced house. Popular and convenient location within walking distance of the town centre, the crescent, school, doctors, dentist, train and bus stations, leisure centre and Hollycroft park. Benefits include feature fireplace, modern kitchen, gas central heating and UPVC SUDG.

Offers lounge, dining room and kitchen. 3 double bedrooms and shower room. Enclosed rear garden.

Contact agents to view. Carpets included.



TENURE

Freehold
Council tax band A

ACCOMMODATION

UPVC SUDG door to

LOUNGE

11'6" x 11'5" (3.52 x 3.50)

With wood effect laminate flooring, single panel radiator, TV aerial point, feature fireplace with timber mantle brick backing and marble hearth incorporating a gas fire. Timber and glazed door to



SECOND RECEPTION ROOM

11'6" x 11'11" (3.51 x 3.65)

With single panel radiator, wood effect laminate flooring, door to under stairs storage cupboard housing the fuse board and gas meter, feature fireplace with tiled mantle incorporating a log burning stove. Door to



KITCHEN

6'2" x 14'4" (1.88 x 4.39)

With tile effect laminate flooring, a range of solid wood floor standing kitchen cupboard units with stone effect working surfaces, one and a half white resin sink unit with chrome taps. Bosch oven, four ring gas hob and freestanding Bosch dishwasher, Zanussi washing machine and Indesit dryer. Further matching range of wall cupboard units, single panelled radiator.



FIRST FLOOR LANDING

With double doors to a storage cupboard, door to

BEDROOM ONE TO FRONT

13'4" x 11'5" (4.08 x 3.50)

With built in wardrobe with shelving and hanging rails. Door to



BEDROOM TWO TO REAR

6'3" x 12'0" (1.93 x 3.66)

With single panelled radiator. Door to



BATHROOM

6'7" x 7'4" (2.02 x 2.24)

With tiled flooring, three piece suite consisting of a low level WC, pedestal wash hand basin and panelled bath with chrome mixer taps, hand attachment and shower attachment. Extractor fan and bespoke cupboard housing the Baxi combination boiler for domestic hot water and gas central heating (still under warranty). Tiled surrounds.



SECOND FLOOR

BEDROOM THREE

12'4" x 14'6" (3.76 x 4.42)

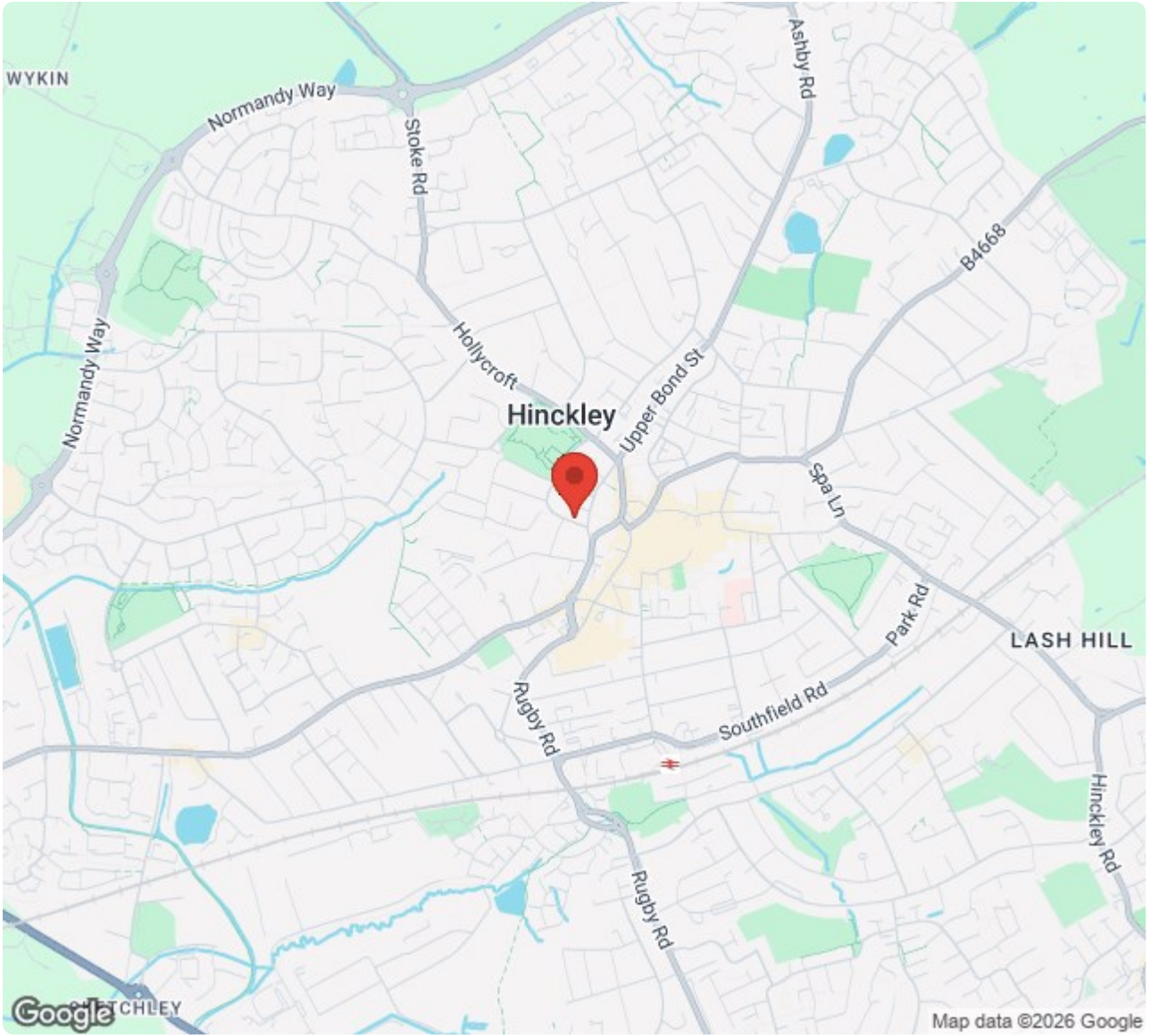
With single panelled radiator.



OUTSIDE

The property to rear has a yard which is laid to decorative stone with a PVC shed and raised brick bed and a block paved path for neighbouring access.





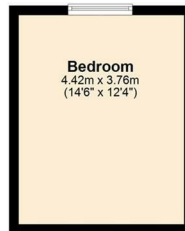
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
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England & Wales		EU Directive 2002/91/EC	