

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



6 DRUID STREET, HINCKLEY, LE10 1QH

OFFERS OVER £160,000

NO CHAIN. Traditional terraced house of character. Popular and convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentists, Hollycroft park, the leisure centre, train and bus stations and good access to major road links. Benefits include white panelled interior doors, feature fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, kitchen, 3 double bedrooms & garden to rear. Viewing recommended. Carpets and curtains included.



TENURE

Freehold
EPC Rating E
Council Tax Band A

ACCOMMODATION

UPVC SUDG Door to

LOUNGE TO FRONT

13'11" x 11'3" (4.26 x 3.43)

With feature stone fireplace, wall lighting, coving to ceiling, double panelled radiator and panelled do to



KITCHEN

11'8" x 11'1" (3.57 x 3.40)

With tiled flooring, double panelled radiator, inset spotlights, range of gloss and cream floor standing kitchen cupboard units with brushed chrome handles, solid wood worktops, ceramic drainer sink with chrome mixer tap above. built in stoves oven with four ring hob and extractor above. Further matching range of wall cupboard units, stairs to first floor landing, Honeywell heating thermostat opening to



LOBBY

5'4" x 3'7" (1.64 x 1.10)

With tiled flooring, wall mounted Valliant boiler which is currently out of use. Sliding door to

BATHROOM

5'0" x 6'0" (1.53 x 1.83)

With tiled flooring, three piece suite consisting of pedestal wash hand basin with chrome mixer tap, low level WC, panelled bath with chrome mixer tap and wall hung white towel heater.



LEAN TOO

3'7" x 10'5" with concrete flooring (1.1 x 3.19)

With concrete flooring consisting of breezeblock wall and plastic roof, UPVC SUDG door to rear garden.



FIRST FLOOR LANDING

With smoke alarm

BEDROOM ONE TO FRONT

12'5" x 11'2" (3.80 x 3.41)

With double panelled radiator, built in wardrobes with shelving and hanging rail.



BEDROOM TWO TO REAR

10'6" x 11'3" (3.21 x 3.44)

With single panelled radiator and built in cupboards with shelving,



LOFT ROOM

11'10" x 11'6" (3.63 x 3.53)

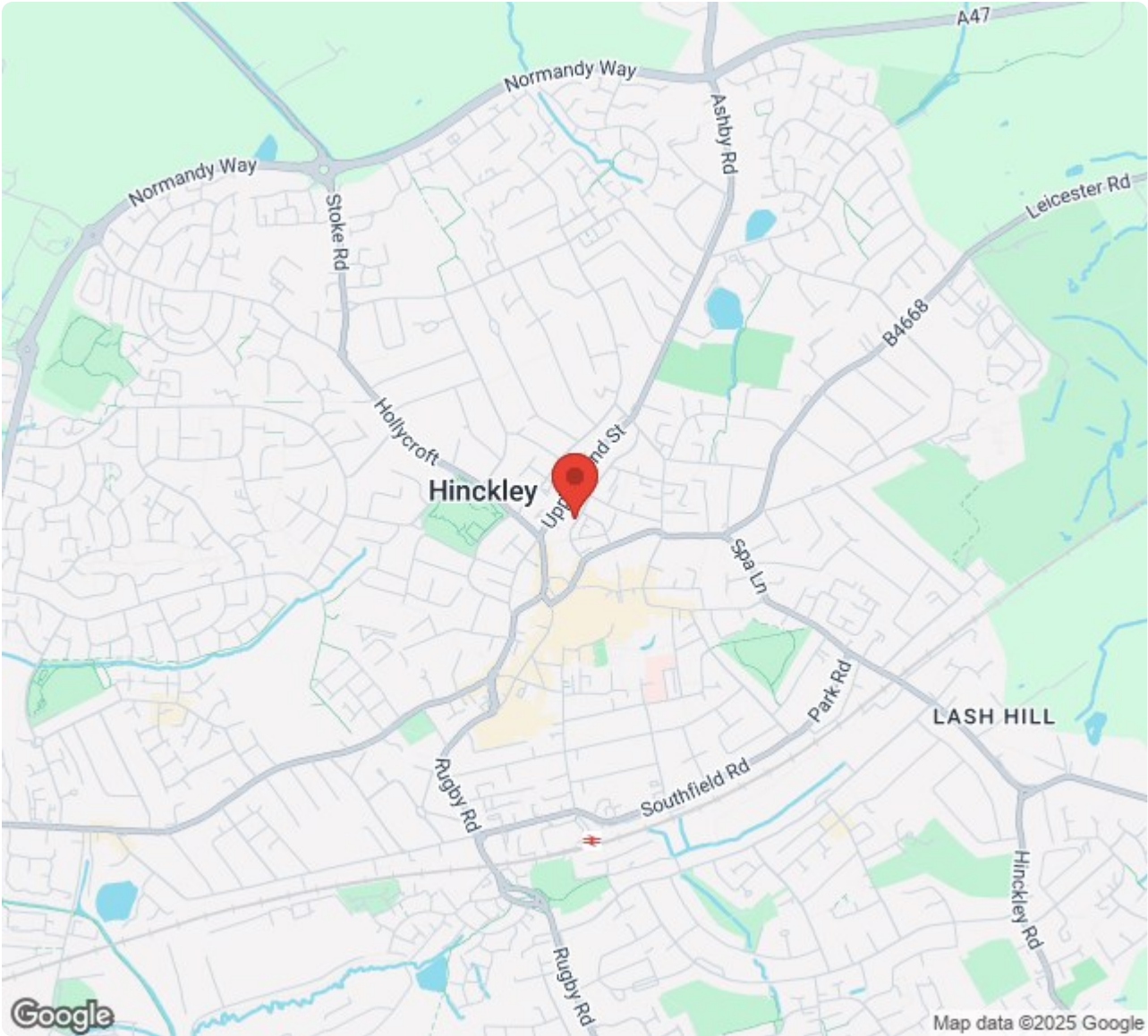
With smoke alarm, single panelled radiator and built in wardrobes with shelving.



OUTSIDE

The property to rear has a block paved path leading to concrete slabbed patio. There is also neighbouring access for bins.

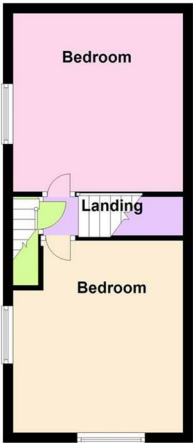




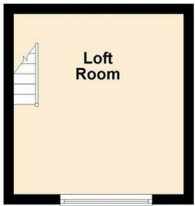
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		53
(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		



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