

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**16 FREEHOLD STREET, QUORN, LE12 8AY**

**ASKING PRICE £280,000**

Offered to the market with no upwards chain. Delightful refurbished terraced character property. Ideally situated within the highly popular village of Quorn, close to the village centre with shops, schools, restaurants, public houses and park. Well presented, the property benefits from feature Victorian open fireplaces, oak panelled interior doors, refitted kitchen with integrated appliances, refitted bathroom, gas central heating, double glazing and laminate wood strip flooring. Spacious accommodation offers lounge, dining room, kitchen and utility room. Three bedrooms and bathroom with four piece suite. Enclosed rear garden with shed. Blinds, light fittings and carpets included. Viewing highly recommended. Ideal First Time Buy or Buy to Let Investment.



## TENURE

Council Tax Band B

## ACCOMMODATION

Attractive wood panelled interior door with stained glass window above to

### LOUNGE TO FRONT

12'2" x 11'6" (3.71 x 3.52)

With feature open original fireplace with wooden surround and slate hearth. Cupboard to side alcove, which houses the gas and electric meters. Single panelled radiator and laminate wood strip flooring. TV aerial point, wall mounted Danfoss thermostat for the central heating control. Attractive oak panelled original interior door to



### INNER HALLWAY

With stairway to the first floor and smoke alarm. Original interior door to

### DINING ROOM TO REAR

12'2" x 11'5" (3.71 x 3.49)

With laminate wood strip flooring. Open fire with wooden surround. Door to useful under stairs storage cupboard with lighting and shelving, single panel radiator.



### REFITTED KITCHEN TO REAR

12'5" x 5'7" (3.80 x 1.71)

with fashionable range of floor standing cupboard units in white gloss with wooden working surfaces above. Inset four ring gas hob with stainless steel extractor hood above and electric oven and grill beneath. Integrated fridge freezer and integrated slim line dishwasher. Inset stainless steel sink and drainer with mixer tap above and cupboard beneath. Further range of wall mounted cupboard units and tiled flooring. Wooden glazed door to



### UTILITY ROOM

5'7" x 7'10" (1.71 x 2.40)

With ceramic tile flooring, plumbing for automatic washing machine and space for a tumble dryer with wooden working surfaces above. Wooden and glazed door to the rear garden.

## FIRST FLOOR LANDING

With an airing cupboard with shelving and smoke alarm

## BEDROOM TWO TO FRONT

12'2" x 11'5" (3.72 x 3.49)

With fitted slide robes with rails and shelving. Single panel radiator and laminate wood strip flooring.



## BEDROOM THREE TO REAR

8'7" x 6'11" (2.63 x 2.12)

With built in wardrobe and shelving. Cupboard houses the Valiant gas condensing boiler for central heating and domestic hot water.



## REFITTED BATHROOM TO REAR

8'3" x 5'9" (2.54 x 1.76)

With white suite consisting a panelled bath with mixer shower. Low level WC, pedestal wash hand basin, separate shower cubicle with mixer shower. Fully tiled surrounds including rainfall shower attachment and tiled flooring.



## STAIRWAY TO SECOND FLOOR

### BEDROOM ONE

9'10" x 13'11" (3.02 x 4.25)

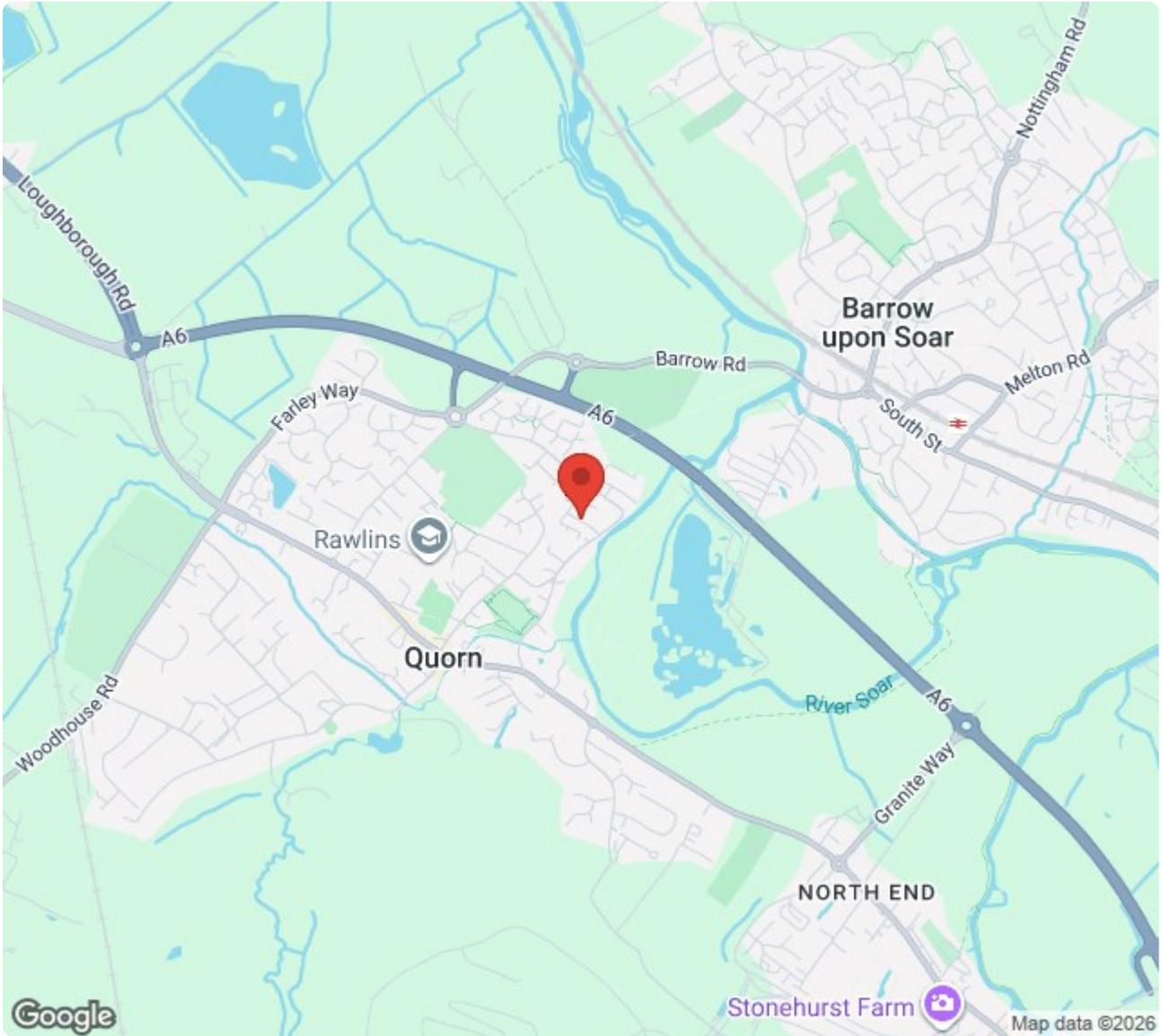
With wooden strip flooring, Velux window. Double panelled radiator and doors to the eaves which offers ample storage.



## OUTSIDE

To rear is a good sized fenced and enclosed rear garden. Adjacent to the rear of the property is a concrete area and the remainder of the garden is principally laid to lawn. Timber shed included. The property has shared bin access across the rear with a timber gate.

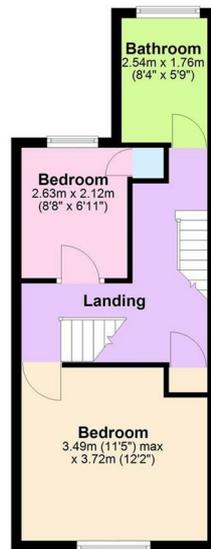




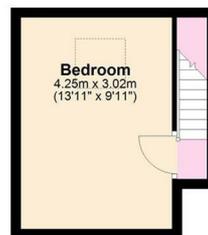
**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(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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