

Scrivins & Co

Sales & Lettings

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

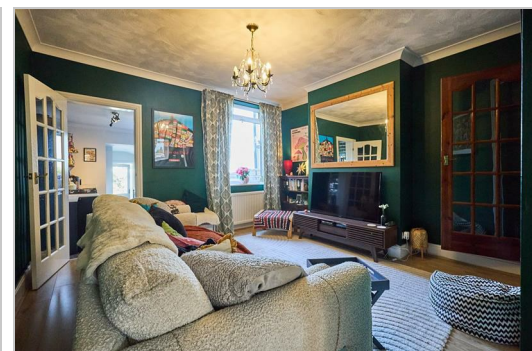
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



31 QUEEN STREET, LEICESTER, LE9 8EA

ASKING PRICE £190,000

Vastly improved and refurbished traditional terraced house on a large plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, recreational facilities, takeaways, public houses and good access to major road links. Immaculately presented with flare including panelled interior doors, wooden flooring, feature fireplace, refitted kitchen and bathroom gas central heating and UPVC SUDG. Spacious accommodation offers dining room, lounge, kitchen with utility area, separate WC and UPVC SUDG conservatory. Two double bedrooms both with en-suites. Long hard landscaped pretty rear garden. Viewing highly recommended. Contact agents to view.



TENURE

Freehold
EPC Rating D
Council Tax Band A

ACCOMMODATION

Attractive grey green front door to

DINING ROOM TO FRONT

12'11" x 11'3" (3.94 x 3.44)

With feature open fireplace having raised quarry tiled hearth and brick backing. Fitted white storage cupboards, book and display shelving to side alcove one housing the electric meters. Woodgrain laminate wood strip flooring, double panelled radiator, coving to ceiling. TV and telephone points. White wood panel and glazed door to



INNER LOBBY

With wood finish laminate wood strip flooring, door to useful under stairs storage cupboard, also housing the gas meter, fitted shelving and lighting. Coving to ceiling in the inner lobby.

LOUNGE TO REAR

12'11" x 12'3" (3.94 x 3.74)

With wood grain laminate wood strip flooring, TV aerial point, coving to ceiling. White wood panel and glazed door and stairway to first floor. White panel and glazed door leads to



FITTED KITCHEN TO REAR

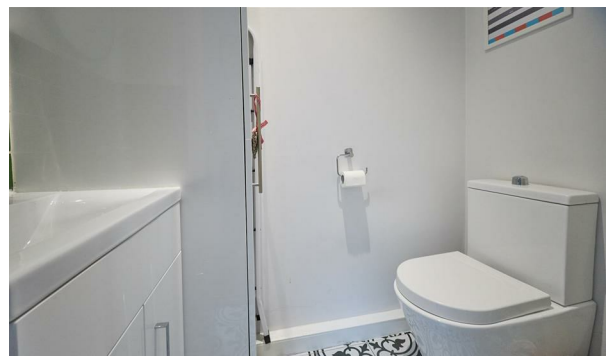
6'3" x 12'9" (1.93 x 3.89)

With a fashionable range of Navy blue fitted kitchen units consisting inset single drainer white ceramic sink unit, brass mixer taps above double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting white marble finish working surfaces above, tiled splashbacks. Further wall mounted cupboard units and one tall pull out larder unit. Stainless steel and black Range gas cooker included with a five ring gas hob unit, two ovens and a grill beneath. Integrated larder fridge, ceramic tiled flooring, fashionable black radiator. Coving to ceiling. Appliance recess points and plumbing for automatic washing machine, (washing machine included). UPVC SUDG door to the side of the property, further inner hallway with ceramic tiled flooring and inset ceiling spotlights. Door to



REFITTED WC

With a low level WC, vanity sink unit with gloss white double cupboard beneath. White gloss tall storage cupboard and ceramic tiled flooring, radiator and inset ceiling spotlights, extractor fan.



REAR HALLWAY

With a white wood panel and glazed door leading to a UPVC SUDG conservatory.

UPVC SUDG CONSERVATORY

8'6" x 9'7" (2.60 x 2.93)

With grey ceramic tiled flooring, fashionable white radiator, two double power points and two wall mounted spotlights. Vaulted ceiling with tinted and self cleaning UPVC SUDG panels. UVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

Pine panelled doors lead to

BEDROOM ONE TO REAR

12'11" x 12'4" (3.95 x 3.76)

With a range of Hammonds fitted bedroom furniture in cream consisting two double wardrobe units incorporating a hanging rail, drawers and shelving. Central dressing table, coving to ceiling and double panelled radiator. Large loft access with extending aluminium ladder for access, the loft is partially boarded with lighting. Door to



RE FITTED EN SUITE BATHROOM TO REAR

6'5" x 10'0" (1.98 x 3.07)

With white suite consisting of an L shaped panelled bath mains rain shower and hand held shower above, glazed shower screen to side. Vanity sink unit with gloss white double cupboard beneath, mirror, spotlight and cupboard above. Low level WC, contrasting tiled surrounds. Laminate tiled flooring, radiator. Door to a storage cupboard housing the gas condensing combination boiler for central heating and domestic hot water with a built in programmer.



BEDROOM TWO TO FRONT

11'10" x 11'5" (3.62 x 3.50)

With built in full height double wardrobe in grey, cupboard above, original hand painted tongue and groove original floorboards, double panelled radiator, coving to ceiling. Door to



EN SUITE SHOWER ROOM

4'11" x 7'11" max (1.50 x 2.42 max)

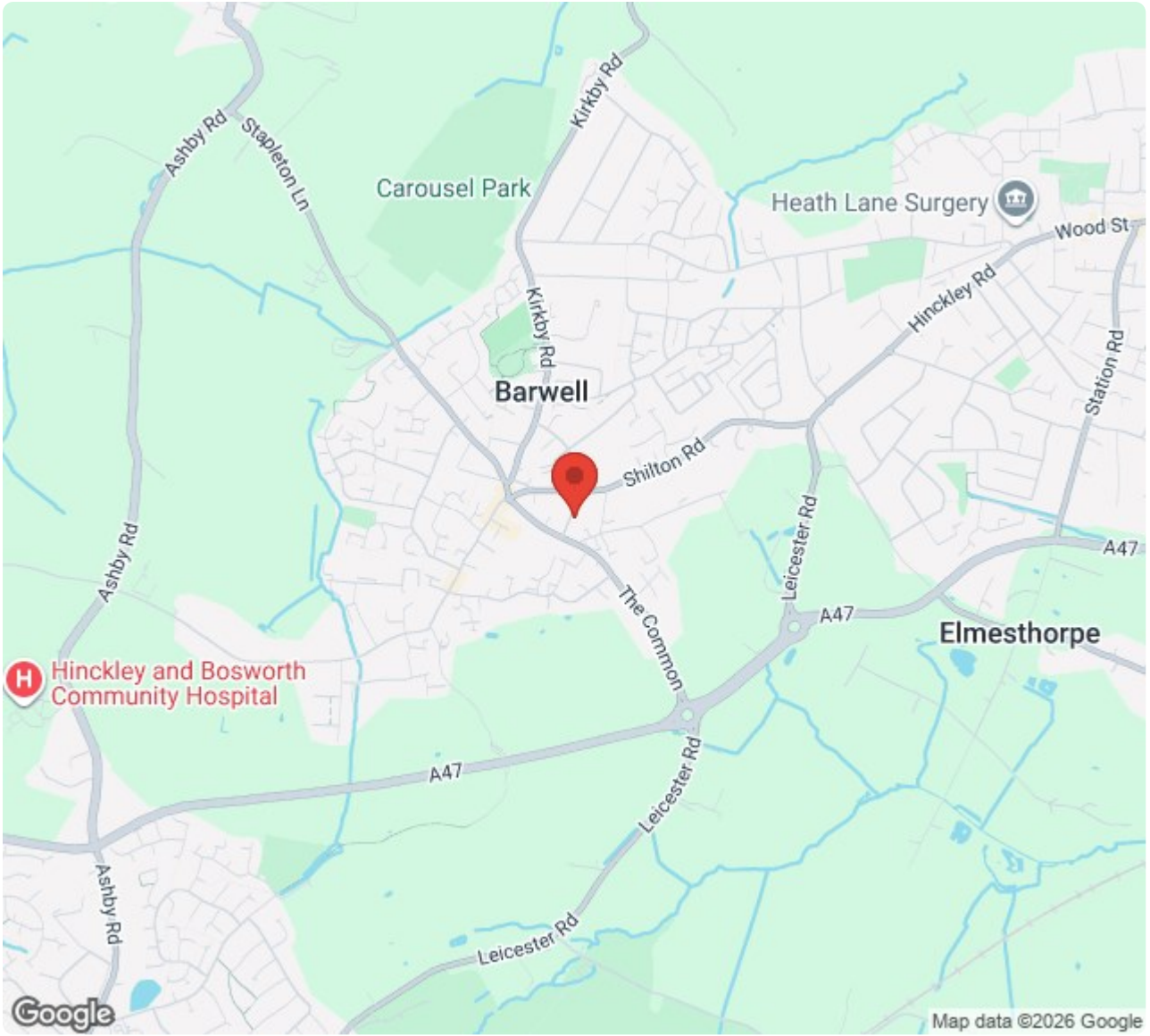
With white suite consisting of a shower cubicle with glazed shower door, extractor fan and spotlights above, vanity sink unit with gloss white double cupboard beneath mirror fronted bathroom cabinet above. Low level WC.



OUTSIDE

The property is set back from the road, there is a shared pedestrian access to the rear of the property leading through timber gates to the rear of the property, adjacent to the rear of the property is a fenced and enclosed slabbed rear yard with outside tap and lighting beyond which is a long fully fenced and enclosed private rear garden with a raised timber decking patio adjacent to the rear of the property beyond which the garden is in decorative stones with surrounding beds. A metal archway and timber trellising lead to a further landscaped garden area with a slabbed patio and surrounding stone borders. To the top of the garden is a further large stone patio.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (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 | | | |
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