

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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21 NETHERLEY ROAD, HINCKLEY, LE10 0RD

OFFERS OVER £230,000

NO CHAIN. Traditional semi detached family home. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, leisure centre, parks, bars and restaurants, Asda Superstore and good access to major road links. Well presented and benefiting from white panelled interior doors, tiled flooring, gas central heating and UPVC SUDG. Accommodation offers entrance porch, hallway, lounge, dining room and kitchen. Three bedrooms (main with fitted wardrobes) and bathroom. Wide driveway and good sized rear garden. Carpets, blinds and light fittings included.



TENURE

Freehold
Council tax Band B

ACCOMMODATION

UPVC SUDG double doors to

ENTRANCE PORCH

With tiled flooring, lighting and a further UPVC SUDG front door to

ENTRANCE HALLWAY

With stairway to the first floor, radiator, door to under stairs storage cupboard with the electric and gas meters, consumer unit and the main control panel for the alarm system. Wood panelled interior door to

LOUNGE TO FRONT

13'1" x 10'6" (3.99 x 3.21)

With feature fireplace with marble hearth, backing and mantle incorporating a coal effect gas fire. Radiator, coving to ceiling and three wall lights.



DINING ROOM TO REAR

12'5" x 10'5" (3.80 x 3.20)

With radiator, TV aerial point, coving to ceiling and white panelled interior door to



KITCHEN TO REAR

9'1" x 6'4" (2.78 x 1.94)

With a range of fitted kitchen units with roll edge working surface above and a inset sink with mixer tap. Integrated oven with four ring gas hob and extractor above, under counter space for a fridge and washing machine. A further matching range of wall mounted cupboard units one housing the Worcester gas combination boiler, half tiled surrounds, tiled flooring and UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With loft access and white panelled interior door to

BEDROOM ONE TO FRONT

11'6" x 8'6" (3.51 x 2.60)

With a range of fitted bedroom furniture consisting of three double wardrobe units and a matching dressing table with three drawers. Radiator.



BEDROOM TWO TO REAR

12'5" x 10'5" (3.80 x 3.20)

With radiator.



BEDROOM THREE TO FRONT

6'5" x 7'3" (1.97 x 2.23)

With radiator.



BATHROOM TO REAR

6'5" x 6'3" (1.97 x 1.93)

With panelled bath with mixer tap and mains shower attachment above. Low level WC, pedestal wash hand basin, radiator, fully tiled surrounds and vinyl flooring.

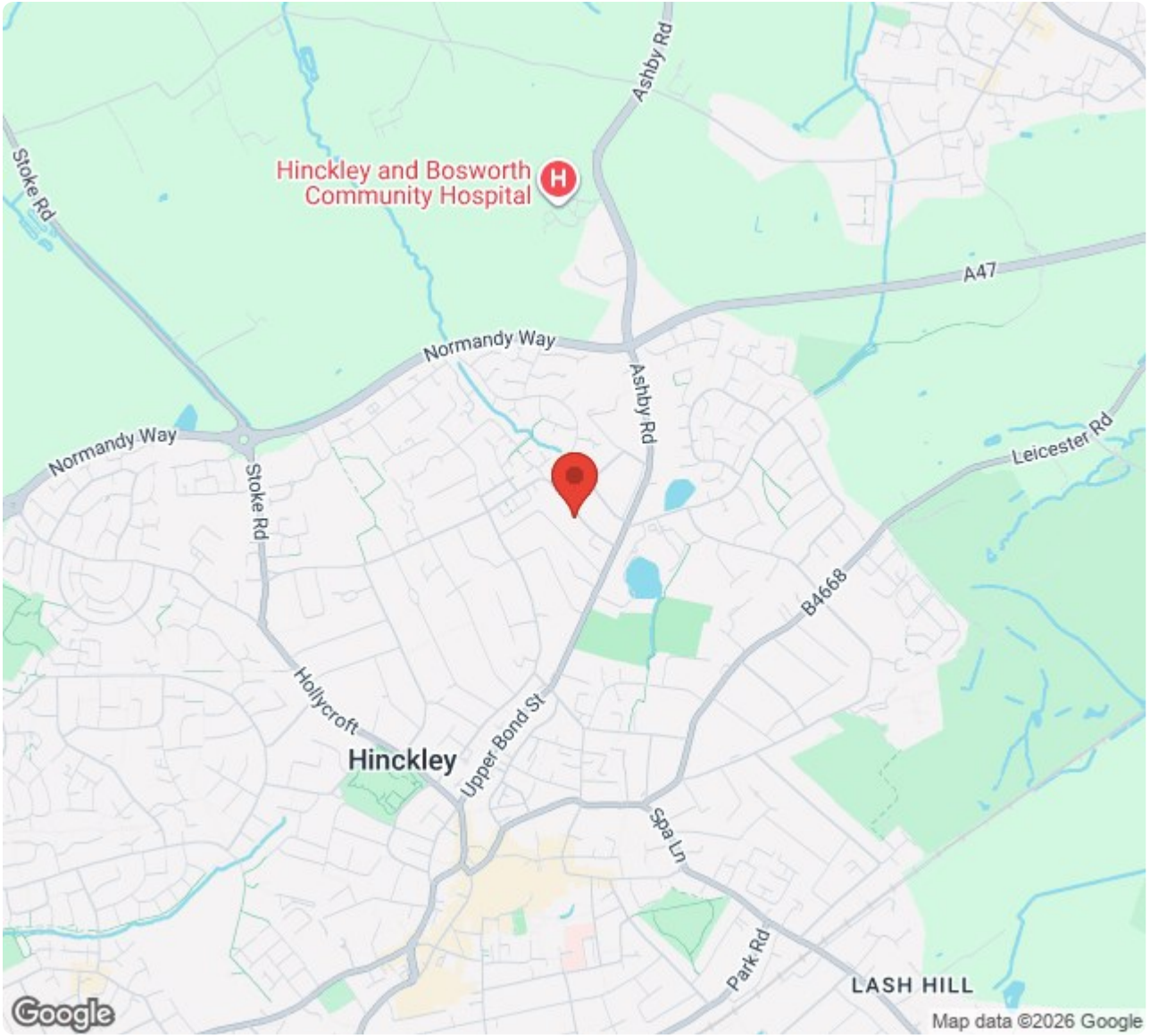


OUTSIDE

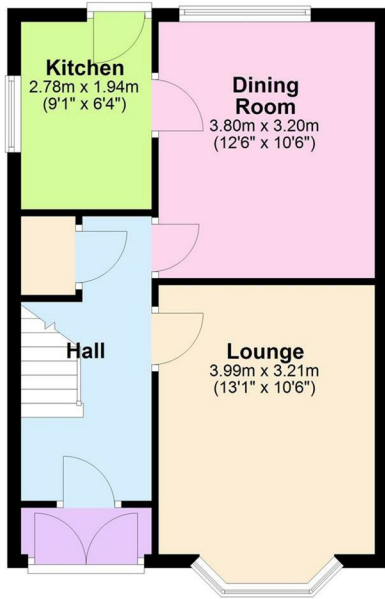
Outside the property is nicely situated set back from the road with a wide block paved driveway to front. Double gates down the left hand side of the property lead to the the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which there is a stoned border to side, and the top of the garden its is principally laid to lawn with surrounding borders. Large timber shed with power and lighting and a brick built store.



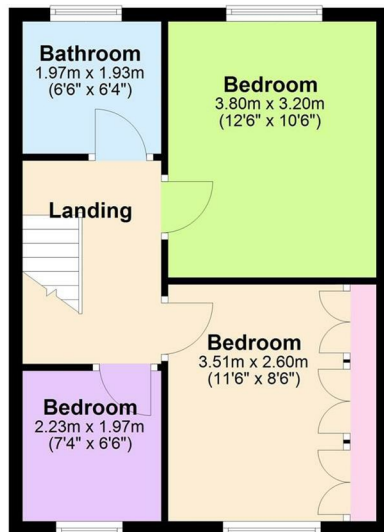




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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