

# 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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**22 JOHN NICHOLS STREET, HINCKLEY, LE10 0LD**

**ASKING PRICE £220,000**

**NO CHAIN.** Traditional end terrace house on a good sized plot. Popular and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, leisure centre, parks and good access to the A5 and M69 motorway. Well presented and benefiting from white panelled interior doors, tiled flooring, feature fireplace with log burner, gas central heating and UPVC SUDG. Spacious accommodation offer, entrance hallway, lounge, kitchen diner, conservatory, separate WC and store. Two bedrooms, nurse/study and bathroom. Front garden laid in lawn and stone. Long sunny rear garden with shed. Blinds and light fittings included



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE HALLWAY

With radiator, stairway to first floor, tiled flooring, control panel for the alarm system and wooden and glazed interior door to

## LOUNGE TO FRONT

11'2" x 12'8" (3.41 x 3.87)

With a feature fireplace with stone hearth and brick backing, wooden mantle above incorporating a log burner, tiled flooring, radiator and wooden and glazed double doors to

## KITCHEN DINER TO REAR

15'10" x 10'4" (4.83 x 3.16)

With a range of fitted floor standing kitchen units with roll edge working surfaces above with inset one and a half stainless steel drainer sink with mixer tap. Beko oven with gas hob and extractor above and appliance recess points. A further range of matching wall mounted cupboard units. Wall mounted Ideal gas combination boiler for central heating and domestic hot water. Tiled splashbacks, radiator, tiled flooring and UPVC SUDG doors to



## CONSERVATORY TO REAR

14'11" x 10'7" (4.56 x 3.25)

With tiled flooring, power points, radiator and UPVC SUDG French doors to the rear garden. A wooden door to a brick built storage room and a further door to



## SEPARATE WC

2'10" x 6'1" (0.87 x 1.86)

With low level WC, wall mounted sink unit with tiled splashbacks and electric wall mounted heater.



## FIRST FLOOR LANDING

With loft access and white panelled interior door to

### **BEDROOM ONE TO FRONT**

10'0" x 11'1" (3.05 x 3.40)

With radiator and laminate wood strip flooring.



### **BEDROOM TWO TO REAR**

10'4" x 8'10" (3.17 x 2.71)

With radiator and laminate wood strip flooring.



### **STUDY/ NURSEY TO FRONT**

5'5" x 5'2" (1.67 x 1.60)

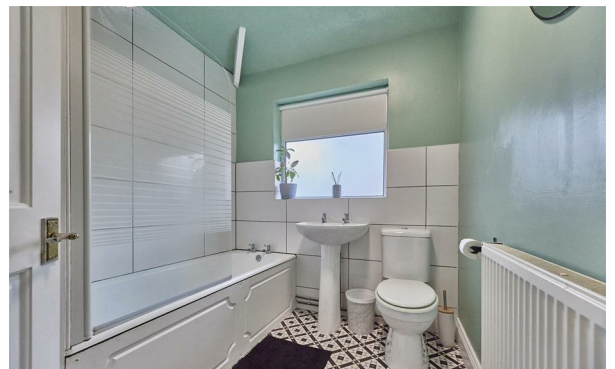
With radiator and laminate wood strip flooring.



### **BATHROOM TO REAR**

6'7" x 7'4" (2.03 x 2.26)

With white panelled bath with mixer taps and electric shower attachment, low level WC, pedestal wash hand basin, radiator, vinyl flooring and doors to a storage cupboard.

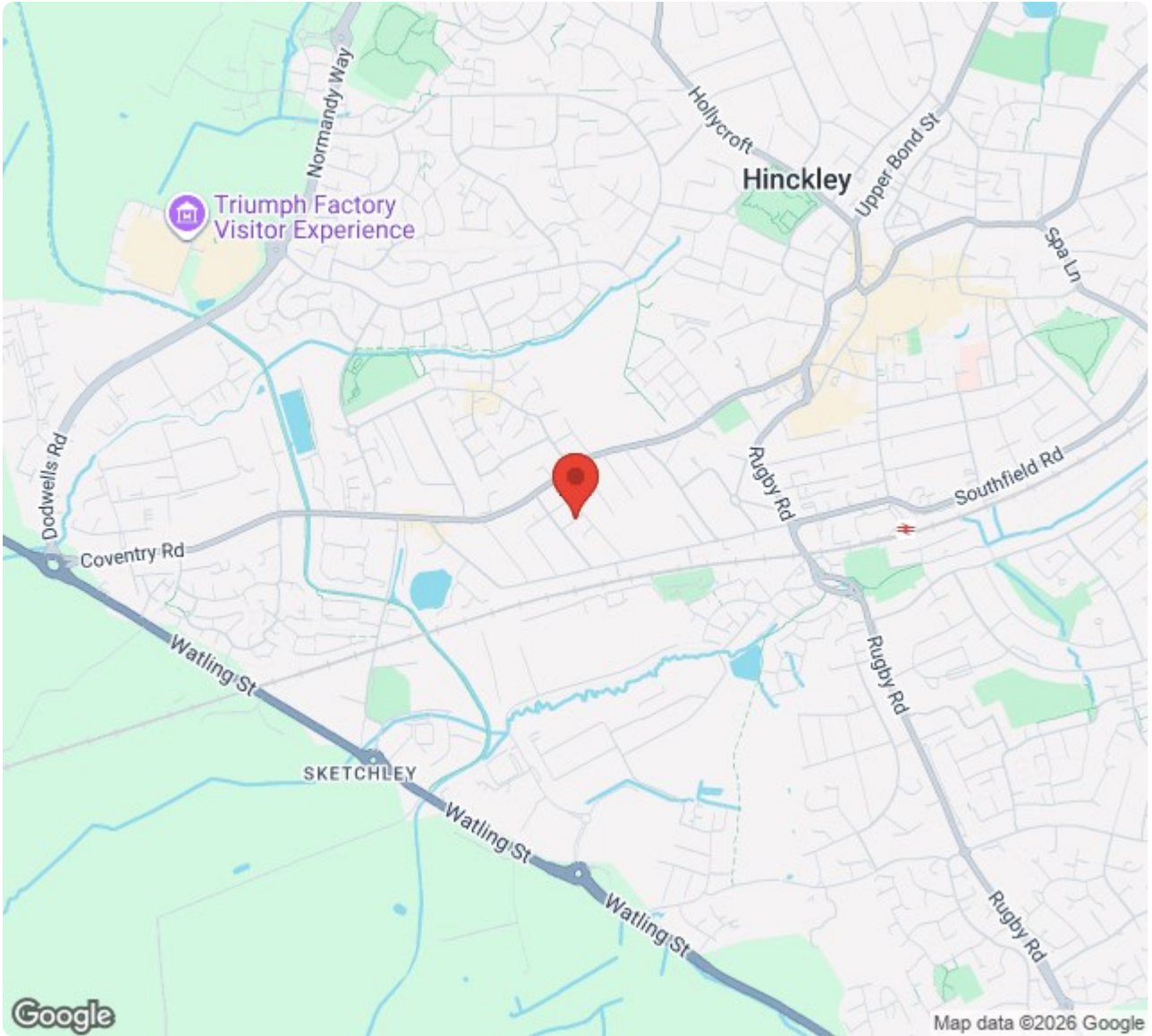


### **OUTSIDE**

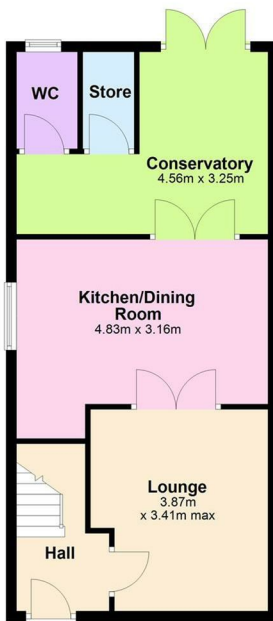
The property is nicely situated set back from the road with the front garden laid in lawn and stone. A slabbed pathway leads to the front door and down the side of the property offering access to the fully fenced and enclosed good sized rear garden with a slabbed patio adjacent to the rear of the property, with outside tap, beyond which the garden is principally laid to lawn. To the top of the garden there is a large timber shed with power.



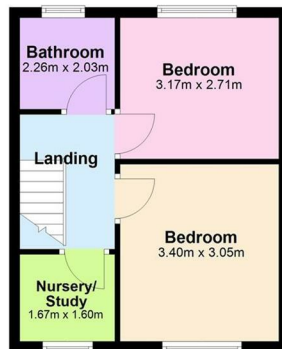




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</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			
(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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