

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



8 BRODICK ROAD, HINCKLEY, LE10 0TX

OFFERS OVER £315,000

Impressive modern Jelson built detached family home on an advantageous corner plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, the town centre and good access to major road links. Well presented and refurbished including white panelled interior doors, spindle balustrades, wood/ tiled flooring, feature fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, lounge, UPVC SUDG conservatory, dining room, dining kitchen and utility room. 4 bedrooms (main with fitted wardrobes) and shower room. Wide driveway offering ample car and caravan parking to garage. Front, side and enclosed rear garden. Ample room to extend, (subject to planning permission). Viewing recommended. Carpets, curtains, blinds and range cooker included.



TENURE

Freehold

Council tax band D

ACCOMMODATION

Attractive blue composite and leaded SUDG front door with outside light to

ENTRANCE HALLWAY

With laminate wood strip flooring, radiator, thermostat for central heating, coving to ceiling. Stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath. Attractive white panelled interior doors to

REFITTED WC

With white suite consisting low level WC, vanity sink unit with gloss white cupboard beneath, contrasting tiled surrounds including the flooring, radiator.



REAR LOUNGE

10'4" x 16'4" (3.17 x 5.00)

With feature stone finish fireplace incorporating a living flame coal effect gas fire, radiator, coving to ceiling, TV aerial point, UPVC SUDG sliding patio doors to



UPVC SUDG CONSERVATORY

9'2" x 9'7" (2.81 x 2.93)

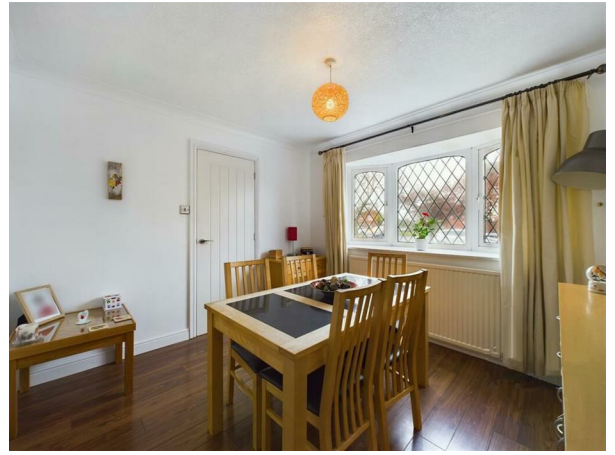
With ceramic tiled flooring, wall mounted convector heater, double power point, UPVC SUDG French doors to the rear garden.



DINING ROOM TO FRONT

10'4" x 10'0" (3.17 x 3.06)

With laminate wood strip flooring, radiator.



DINING KITCHEN

8'5" x 16'3" (2.57 x 4.97)

With a range of oak fitted kitchen units in light oak with soft close doors consisting inset one and half bowl single drainer resin sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and four drawer units, black granite working surfaces above, matching upstands. Further matching range of wall mounted cupboard units, Rangemaster cooker (included) with a five ring induction hob unit, two ovens and grill beneath, stainless steel chimney extractor above, integrated microwave oven, plumbing for dishwasher, granite tiled flooring, two radiators, coving to ceiling.



UTILITY ROOM TO REAR

9'1" x 5'9" (2.77 x 1.77)

With matching units from the kitchen consisting inset Belfast sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units, black granite working surfaces above, matching upstands. Further matching range of wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, black granite tiled flooring. Cold water feed for an American fridge freezer. Radiator, UPVC SUDG door leading to rear garden.



FIRST FLOOR LANDING

With airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary hot water and housing the pump for the power shower. Digital programmer for central heating and domestic hot water. Loft access.

FRONT BEDROOM ONE

10'4" x 13'8" (3.17 x 4.18)

With a range of fitted bedroom furniture in white wood grain consisting two double and one single wardrobe units, matching chest of drawers. Laminate wood strip flooring, radiator.



BEDROOM TWO TO REAR

8'4" x 10'8" (2.56 x 3.26)

With radiator.



BEDROOM THREE TO FRONT

7'8" x 8'6" (2.34 x 2.61)

With walk in wardrobe, radiator.



BEDROOM FOUR TO REAR

8'4" x 8'8" (2.56 x 2.66)

With a range of fitted bedroom furniture consisting one single wardrobe unit with a bridge of cupboards above the bedhead, radiator.



REFITTED SHOWER ROOM TO REAR

6'9" x 5'4" (2.06 x 1.65)

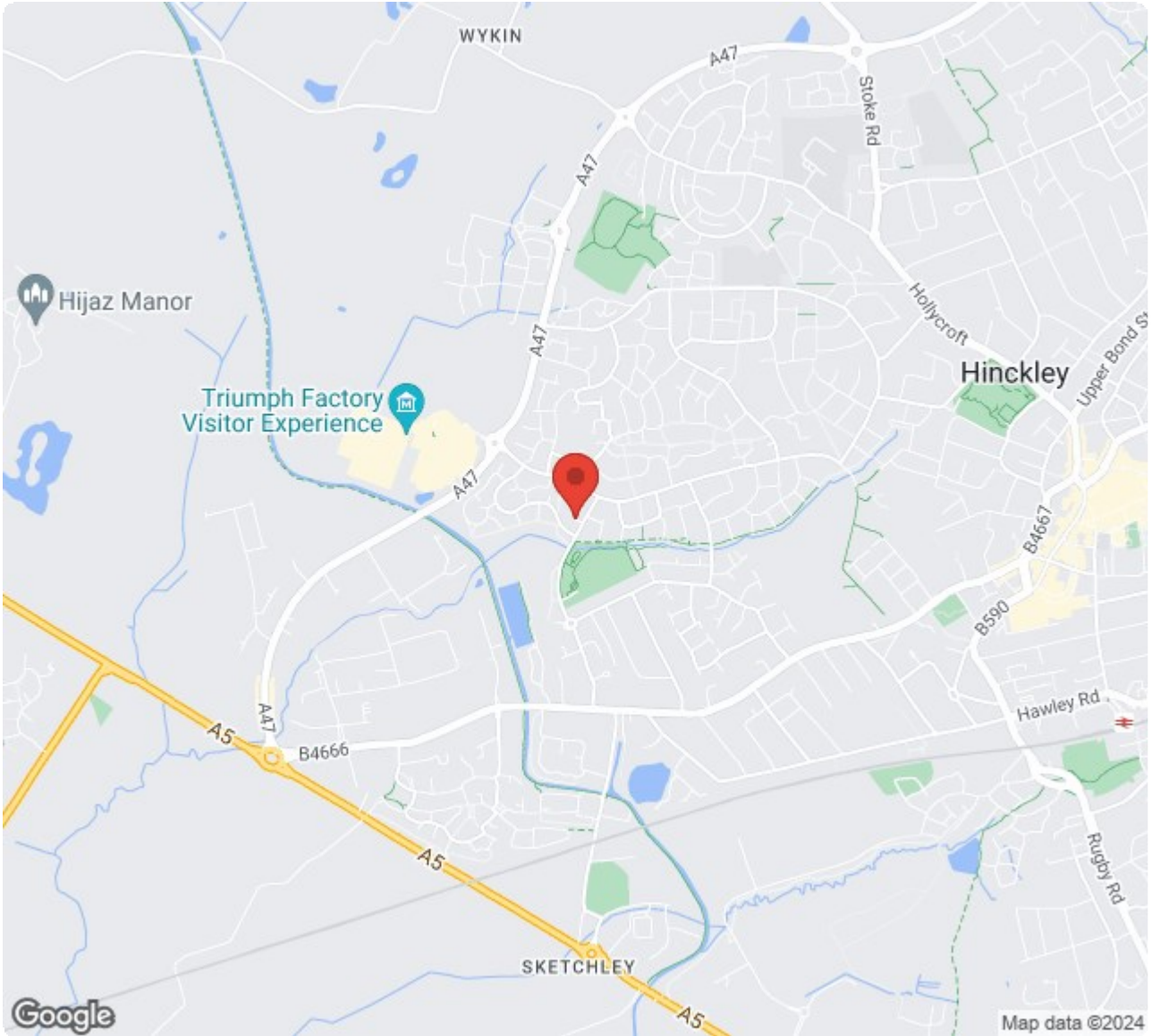
With white suite consisting fully tiled shower with mains shower unit above and glazed shower screen to side. Vanity sink unit with grey double cupboard unit beneath, illuminated heated mirror above, low level WC, contrasting fully tiled surrounds including the flooring, grey heated towel rail, extractor fan.



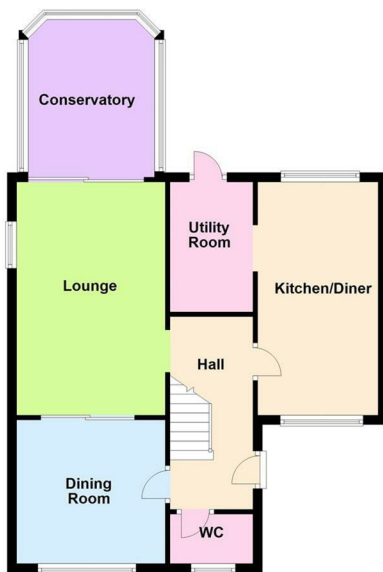
OUTSIDE

The property is nicely situated on an advantageous corner plot, set back from the road having a wide tarmac driveway to front offering ample carparking. Leading to a single integral garage (5.65m X 2.70m) with up and over door to front, rear pedestrian door, housing the meters and has light, power and a pitched roof offering further storage. The front and side gardens are principally laid a lawn. A timber gate and pathway lead down the left hand side of the property to the fully fenced and enclosed rear garden. There is a slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding beds. To the top of the garden there is a further timber decking patio, outside tap, light and power point. Lapsed planning permission for an extension for a fifth bedroom with en-suite.

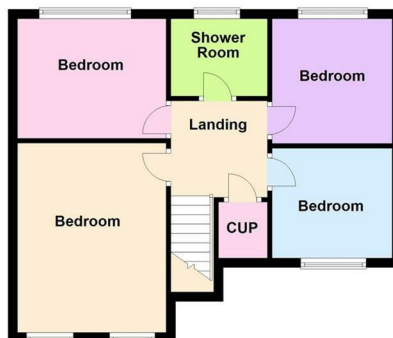




Ground Floor
Approx. 680.8 sq. feet



First Floor
Approx. 507.0 sq. feet



Total area: approx. 1187.8 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			
(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			
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