

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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34 AVON WALK, HINCKLEY, LE10 0XS

OFFERS OVER £170,000

Spacious modern town house overlooking Langdale Park to rear. Popular and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, schools, the town centre, The Crescent, train and bus stations and good access to major road links. Well presented and much improved including white panelled interior doors, feature contemporary fireplace, refitted kitchen and shower room, gas central heating and UPVC SUDG. Offers entrance porch, through lounge dining room and kitchen. Three bedrooms and shower room. Car parking, front and enclosed sunny rear garden with shed. Viewing recommended. Carpets, curtains and shed included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B
Service charge of £210.00 payable annually for emptying of bins etc.

ACCOMMODATION

Attractive UPVC SUDG front door to entrance porch with fitted meter cupboard. Further UPVC SUDG door to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring, double panel radiator, door to a cloaks cupboard housing the consumer unit and water meter. Further built in storage cupboard and stairway to first floor. Attractive six panel interior door to:

THROUGH LOUNGE DINING ROOM

13'5" x 21'6" (4.10 x 6.57)

Lounge area to front with feature contemporary fireplace having ornamental white wooden surround incorporating living flame coal effect electric fire. Double panel radiator, TV and telephone points.

Dining area to rear with double panel radiator and UPVC SUDG French doors leading to the rear garden. White wood panel and etched glazed door leads to:



FITTED KITCHEN TO REAR

11'5" x 7'9" (3.48 x 2.38)

With a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and four drawer unit with contrasting black roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath and integrated extractor above. Further matching wall mounted cupboard units. Integrated slimline dishwasher and washing machine. grey tiled flooring and door to pantry with fitted shelving. UPVC SUDG door leading to the rear garden with built in blinds.



FIRST FLOOR LANDING

Single panel radiator, thermostat for central heating system, door to airing cupboard housing Worcester gas condensing combination boiler for central heating and domestic hot water. Loft access with extending aluminium ladder (loft is partially boarded with lighting)

FRONT BEDROOM ONE

10'8" x 12'9" (3.27 x 3.90)

Double panel radiator.



BEDROOM TWO TO REAR

8'5" x 10'1" (2.59 x 3.08)

Radiator.



BEDROOM THREE TO FRONT

8'5" x 6'10" (2.59 x 2.09)

Range of bedroom furniture in cream consisting two double wardrobe units with mirror glazed doors. Further built in storage cupboard/wardrobe over the stairs and radiator.



REFITTED SHOWER ROOM TO REAR

5'2" x 9'1" (1.58 x 2.79)

White suite consisting large corner shower cubicle with glazed shower doors, wall mounted sink unit and low level WC. Contrasting PVC decorative clad surrounds, grey laminate wood strip flooring, radiator, white wall mounted bathroom storage cupboard and drawers.

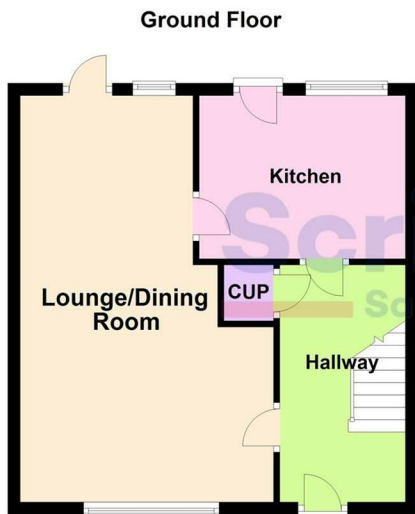
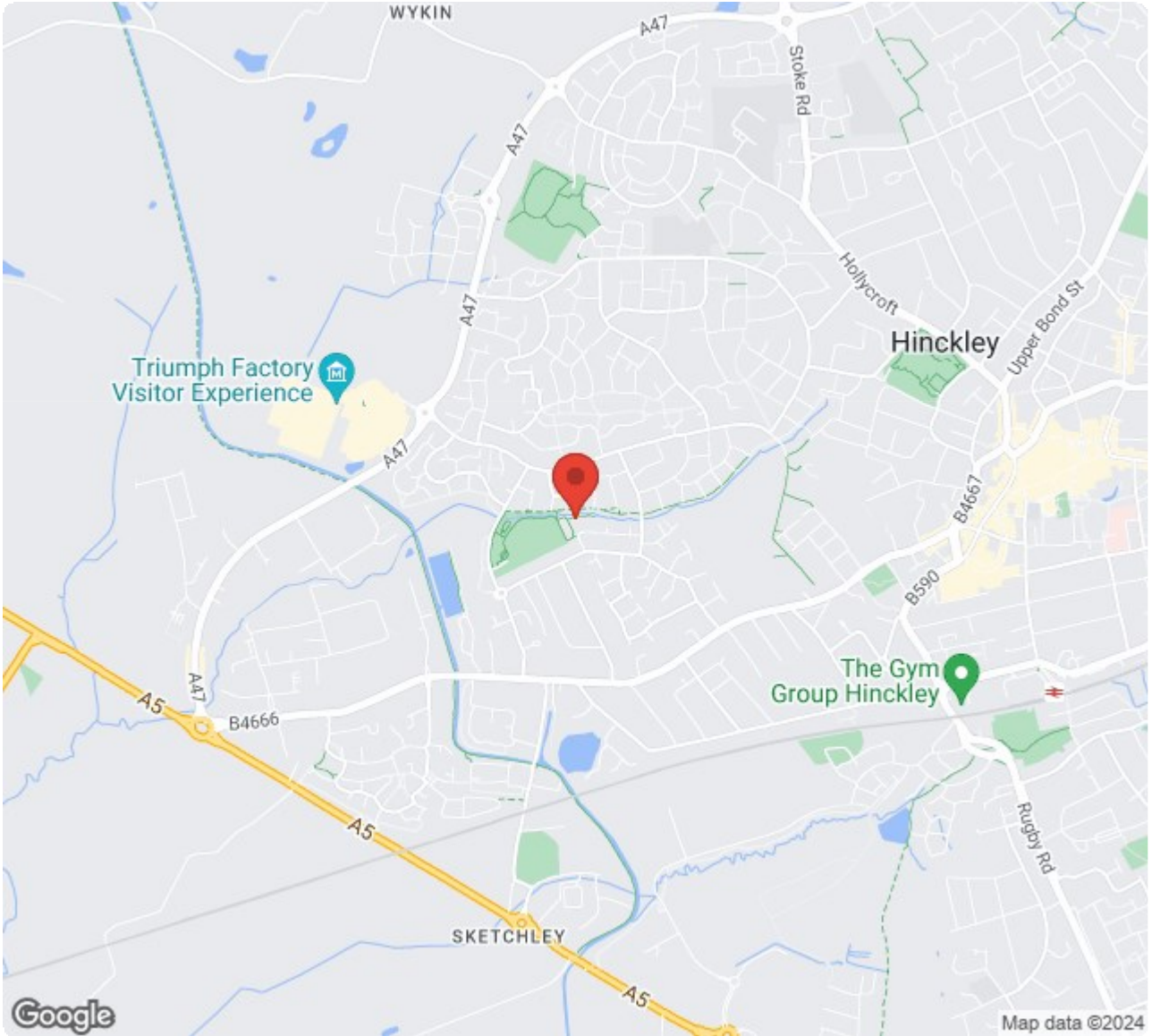


OUTSIDE

The property is nicely situated in a cul de sac set well back from the road with front garden principally laid to lawn with centre bed and borders. Pathway and timber gate gives access to fully fenced and enclosed rear garden, which has a timber decking patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn. To the top of the garden is a further timber decking patio and a timber shed with light and power. The garden overlooks Langdale park to the rear.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		71	
(69-80) C			
(55-68) D			
(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			
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			
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Not environmentally friendly - higher CO ₂ emissions			
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