

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 84 BEAMS MEADOW, HINCKLEY, LE10 0FY

**OFFERS OVER £245,000**

Attractive 2008 Crest Nicholson built semi detached house close to Ashby canal. Sought after and convenient cul de sac location within walking distance of Westfield Junior school, the Town, the Crescent, train and bus stations, doctors, dentists, parks and good access to the A5 and M69 motorway. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, feature fireplace, laminate wood strip flooring, spindle balustrades, wired in smoke alarms, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, separate WC, lounge and dining kitchen. Three bedrooms (main with ensuite shower room and fitted wardrobes) and family bathroom. Garage and allocated car parking space to rear. Front and enclosed landscaped rear garden. Viewing highly recommended. Carpets, light fittings and blinds included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - C

### **ACCOMMODATION**

Open pitched and tiled canopy porch with outside lighting and gas and electric meters. UPVC SUDG front door to:

### **ENTRANCE HALLWAY**

Vinyl flooring and wall mounted electric consumer unit. Attractive white panelled interior door to:

### **SEPARATE WC**

Low level WC and pedestal wash hand basin. Vinyl flooring and single panel radiator.



### **LOUNGE TO FRONT**

16'7" x 11'0" (5.06 x 3.36)

Feature fireplace incorporating coal effect electric fire, with marble hearth and wood surround. Laminate wood strip flooring, coving to ceiling, TV aerial point and telephone point. Nest thermostat for the central heating system. and smart light switches. Stairway to first floor with spindle balustrades and useful understairs storage cupboard with shelving.



### **REFITTED DINING KITCHEN TO REAR**

15'3" x 8'7" (4.65 x 2.62)

Fashionable range of fitted kitchen units in grey with working surfaces above. Inset one and a half bowl resin sink with mixer tap above and cupboard beneath. Plumbing for automatic washing machine and appliance recess points. Further range of wall mounted cupboard units including display unit. integrated Indesit four ring gas hob with extractor hood above and Indesit electric oven with grill beneath. Vinyl flooring, double panel radiator, UPVC SUDG door to the rear garden.



### **FIRST FLOOR LANDING**

Spindle balustrades, door to large airing cupboard with shelving and loft access with extending loft ladder. Loft is partially boarded with light and houses the gas combination boiler for central heating and domestic hot water.

### **BEDROOM ONE TO FRONT**

11'3" x 9'2" (3.45 x 2.80)

Double fitted wardrobe with rail and shelving. Single panel radiator and TV aerial point. Door to:



### **REFITTED EN SUITE SHOWER ROOM**

9'10" x 3'10" (3.02 x 1.18)

Large shower cubicle with glazed shower door and mixer shower, vanity sink unit and low level WC. Tiled surrounds and flooring, chrome heated towel rail and extractor fan.



### **BEDROOM TWO TO REAR**

8'3" x 8'10" (2.52 x 2.71)

Single panel radiator.



### **BEDROOM THREE TO REAR**

6'11" x 8'0" (2.11 x 2.44)

Single panel radiator.



### **FAMILY BATHROOM**

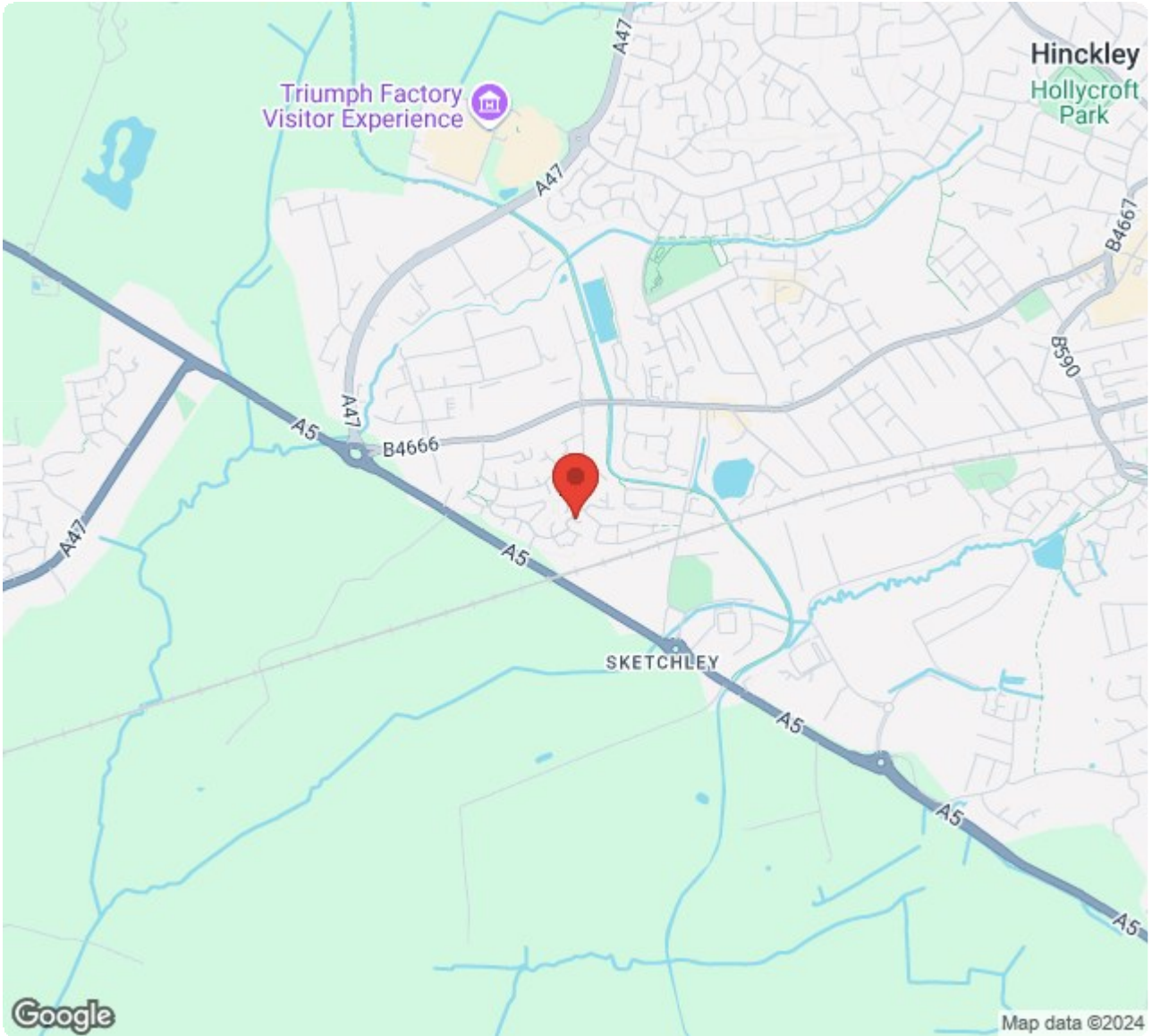
6'3" x 6'7" (1.91 x 2.01)

White suite consisting panelled bath with mixer shower above and tiled surrounds, pedestal wash hand basin and low level WC. Vinyl flooring, extractor fan and single panel radiator.

### **OUTSIDE**

Property is nicely situated on a corner plot with lawned front garden. Timber gate and decorative pathway offers access to the fenced and enclosed rear garden. Landscaped with timber decking adjacent to the rear of the property edged with sleepers. The remainder of the garden is principally laid to lawn with surrounding beds. Outside tap, power point and light. Timber gate to the top of the garden offers access to a parking space and detached brick built garage with up and over door to front and having light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>73</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 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			
(92 plus) <b>A</b>			
(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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