

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

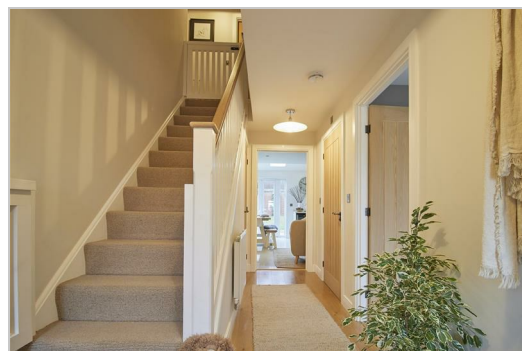
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



4 HELSINKI DRIVE, HINCKLEY, LE10 1FN

ASKING PRICE £495,000

Outstanding 2014 Bellway Homes built much improved modern detached family home with lovely far-reaching views over Hinckley Golf Club. Sought after tucked away location within walking distance of local schools, The Golf Club, Burbage common, the town centre, The Leisure Centre and with good access to major road links. Immaculate contemporary style interior benefitting from oak panelled interior doors, oak flooring, log burner, attractive wood panelling, refitted bathroom & ensuite shower room, oak balustrades, spotlights, chrome sockets, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hallway, through lounge, dining room/playroom, separate WC and luxury living dining kitchen with built in appliances and utility room. Four good sized bedrooms (3 with fitted wardrobes), master with ensuite shower room and family bathroom. Driveway to garage. Landscaped front and enclosed sunny rear garden with home office and entertaining area with fire pit. Viewing highly recommended. Carpets included.



TENURE
FREEHOLD
Council tax band E

ACCOMMODATION

Attractive composite front door to

ENTRANCE HALLWAY

With stairway to first floor with oak spindle balustrades. Wired in smoke alarm, single panelled radiator, oak flooring, telephone point. Door to the useful under stairs storage cupboard with light and wall mounted consumer unit. Attractive oak panelled interior door to

LOUNGE

11'3" x 24'8" (3.44 x 7.54)

With dual aspect. With feature fireplace incorporating a log burner with slate hearth, wall mounted Nest thermostat for the central heating system, TV aerial point, two double panelled radiators.



DINING ROOM/ PLAY ROOM TO FRONT

10'3" x 9'9" (3.13 x 2.99)

With single panelled radiator, attractive wooden wall panelling.



SEPARATE WC

5'1" x 4'0" (1.55 x 1.24)

With low level WC, pedestal wash hand basin, oak flooring, single panelled radiator and extractor fan.



DINING KITCHEN TO REAR

14'7" x 16'10" (4.47 x 5.14)

With a fashionable range of fitted kitchen units in Ivory with quartz working surfaces above and tiled splashbacks. Inset ceramic sink and drainer with mixer tap above and cupboard beneath. Four ring induction hob with stainless steel chimney extractor above, Zanussi electric oven and grill. Integrated fridge, freezer, pantry cupboard, dishwasher and wine fridge. Two Velux windows, inset ceiling spot lights, tiled flooring. Further range of wall mounted cupboard units. UPVC SUDG French doors to the rear garden. Archway to



UTILITY ROOM TO SIDE

6'7" x 5'1" (2.03 x 1.55)

With tiled flooring, integrated Neff washer dryer. Matching units and working surfaces from the kitchen, inset sink with drainer and mixer tap above. Further range of wall mounted cupboard units, one housing the Ideal gas condensing boiler for the central heating and domestic hot water. Composite door to outside.



FIRST FLOOR LANDING

With loft access which is fully boarded with light and ladder. Door to the airing cupboard housing the cylinder for the hot water. Single panelled radiator and smoke alarm. Attractive oak panelled interior doors to



BEDROOM ONE TO FRONT

13'3" x 11'6" (4.04 x 3.51)

With two fitted mirror fronted double wardrobes with rails, shelving and drawers. Two bedside lights, single panelled radiator, TV aerial point. Archway to



EN SUITE SHOWER ROOM

7'4" x 4'7" (2.24 x 1.41)

With shower cubical with glazed shower door, mixer shower above and fully tiled surrounds. Low level WC, pedestal wash hand basin, tiled splashbacks, chrome heated towel rail, vinyl flooring, inset ceiling spotlights and extractor fan.



BEDROOM TWO TO REAR

10'8" x 10'0" (3.27 x 3.07)

With two fitted double wardrobes with rails, shelving and drawers. Attractive wall panelling, single panelled radiator and TV aerial point.



BEDROOM THREE TO FRONT

13'7" x 12'2" (4.16 x 3.73)

With attractive wall panelling, TV aerial point and single panelled radiator.



BEDROOM FOUR TO REAR

7'10" x 9'7" (2.40 x 2.94)

With two double fitted wardrobes with rails, shelving and drawers. Single panelled radiator and TV aerial point.



FAMILY BATHROOM

6'6" x 6'3" (2.00 x 1.91)

With panelled bath, tiled surrounds, low level WC, pedestal wash hand basin with tiled splashbacks, chrome heated towel rail, vinyl flooring, inset ceiling spotlights and extractor fan.

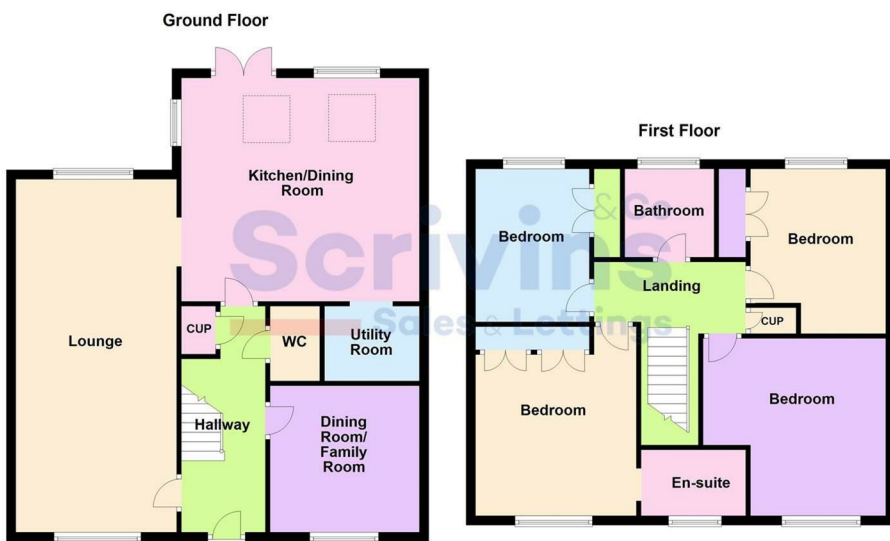
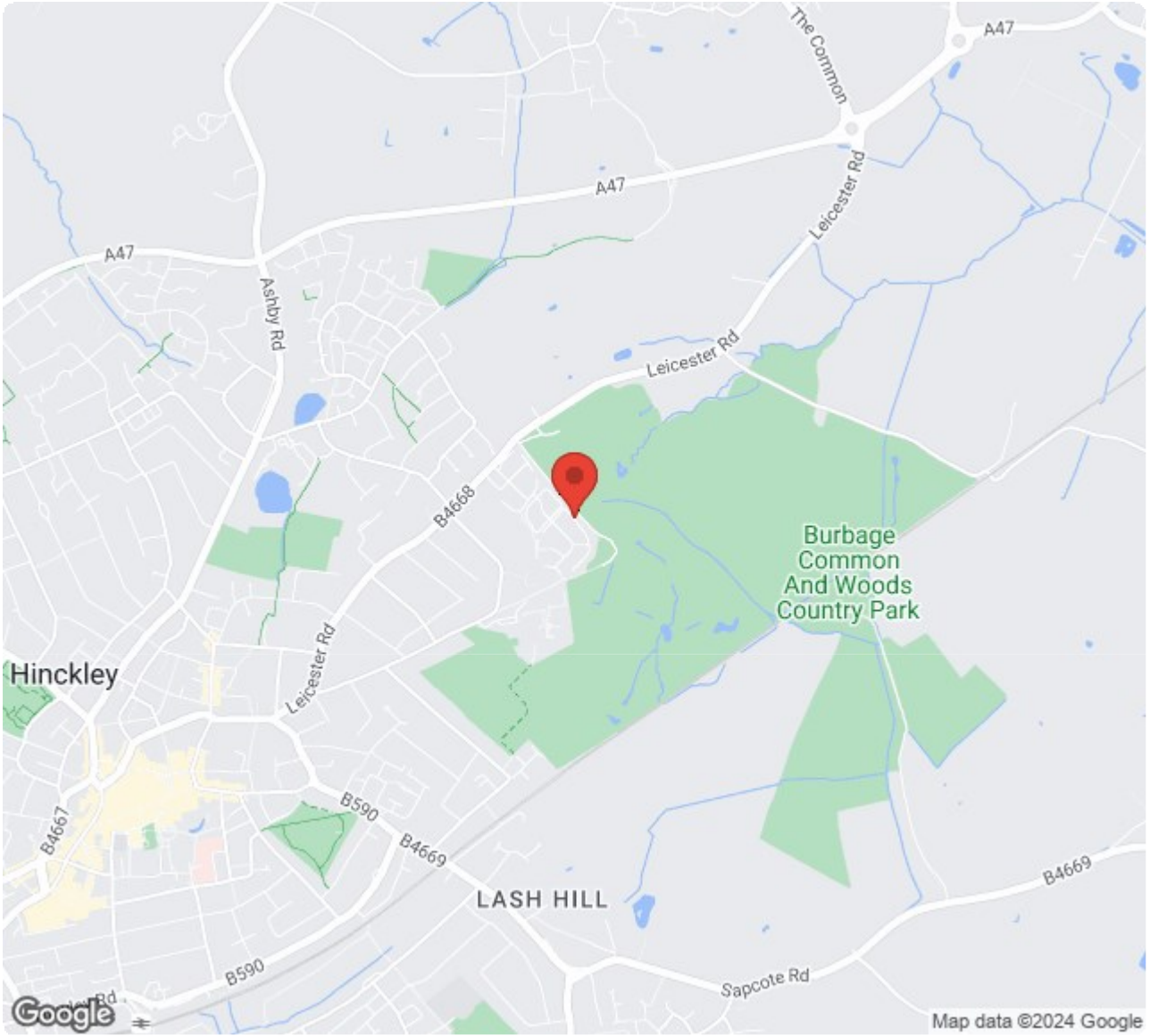


OUTSIDE

The property is nicely situated overlooking Hinckley Golf Course to front. The front of the property offering a paved front garden. Tarmacadam driveway to side leads to brick built single garage with up and over doors to front, light and power. A timber gate offers access to the fully fenced and enclosed good size rear garden. Adjacent to the rear of the property is a full width stoned patio and log store. The remainder of the garden is principally laid to lawn with surrounding beds and a stoned pathway leading to the home office (4.92m X 2.84m). The home office is insulated and has light, power, laminate wood strip flooring, chrome light switches and power points, UPVC SUDG bi-fold doors and wall mounted electric heater. A raised built in entertaining area with wooden benches and a central fire pit. Outside lighting and tap.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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		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			
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