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## 10 COWLEY GROVE, HUGGLESCOTE, LE67 2EA

**OFFERS OVER £260,000**

Impressive 2018 Taylor Wimpey built Rosedale design detached family home with open views to rear. Sought after and convenient cul de sac location within walking distance of the village centre including shops, primary school, doctors, dentist, parks, bus service and good access to major road links. Well presented, NHBC guaranteed, energy efficient and with a good range of fixtures and fittings including white panelled interior doors, wooden flooring, spindle balustrades, alarm system, CCTV, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, open plan dining kitchen (with built in appliances), inner hallway, separate WC and through lounge. 3 bedrooms (main with en suite shower room) and family bathroom. Driveway to a single garage. Hard landscaped sunny rear garden. Viewing recommended. Carpets and blinds included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - C

### **ACCOMMODATION**

Open pitch and tiled canopy porch with outside lighting. Attractive composite panel and SUDG front door to:

### **ENTRANCE PORCH**

Oak finish laminate wood strip flooring, radiator, wall mounted consumer unit, overhead lighting, doorbell chimes and keypad for burglar alarm. Attractive white four panel interior door to:

### **FITTED DINING KITCHEN**

10'8" x 15'9" (3.26 x 4.81)

Fashionable range of country cream fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above, including water softener, and cupboard beneath. Further matching range of floor mounted cupboard units and four drawer unit with contrasting woodgrain working surfaces above and glass splashbacks. Inset four ring stainless steel gas hob unit, double fan assisted oven with grill beneath and integrated extractor above. Further range of wall mounted cupboard units one concealing the gas condensing combination boiler for central heating and domestic hot water with a wireless Hive thermostat. Further integrated appliances include fridge freezer and dishwasher. Oak finish luxury vinyl flooring, double panel radiator, wired in heat detector and extractor fan. Composite panel and SUDG leads to the rear garden.



### **INNER HALLWAY**

Woodgrain luxury vinyl flooring, wired in smoke detector and dog legged stairway to first floor with white spindle balustrades and useful understairs storage cupboard beneath. Door to:

### **SEPARATE WC**

White suite consisting low level WC and pedestal wash hand basin. Tiled splashbacks, luxury woodgrain vinyl flooring, double panel radiator sensor light and extractor fan.

### **THROUGH LOUNGE**

15'9" x 9'9" (4.82 x 2.99)

Woodgrain luxury vinyl flooring, double panel radiator, TV aerial point including Sky and UPVC SUDG French doors leading to the rear garden.



### **FIRST FLOOR LANDING**

White spindle balustrade, wired in smoke alarm and loft access.

### **FRONT BEDROOM ONE**

10'0" x 11'7" (3.07 x 3.55)

Single panel radiator, TV aerial point and door to:



### EN SUITE SHOWER ROOM

7'1" x 3'11" (2.16 x 1.21)

White suite consisting fully tiled double shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator and extractor fan.



### FRONT BEDROOM TWO

7'10" x 14'3" (2.40 x 4.35)

Oak finish laminate wood strip flooring, TV aerial point and radiator. Range of bedroom furniture in gloss grey consisting one double and one single wardrobe.



### REAR BEDROOM THREE

10'8" x 9'5" (3.26 x 2.89)

Range of fitted bedroom furniture by Classic Bedrooms in light grey with soft close doors consisting one double, one corner and one single wardrobe incorporating hanging rails and shelves with automatic lighting. Matching dressing table with three drawers beneath and further chest of drawers. Oak finish laminate wood strip flooring and radiator.



### FAMILY BATHROOM

6'9" x 6'7" (2.07 x 2.02)

White suite consisting panelled bath with main shower above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, chrome heated towel rail and extractor fan.

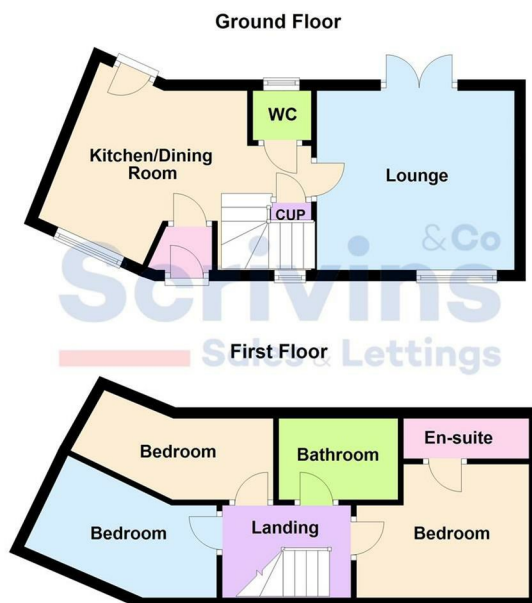
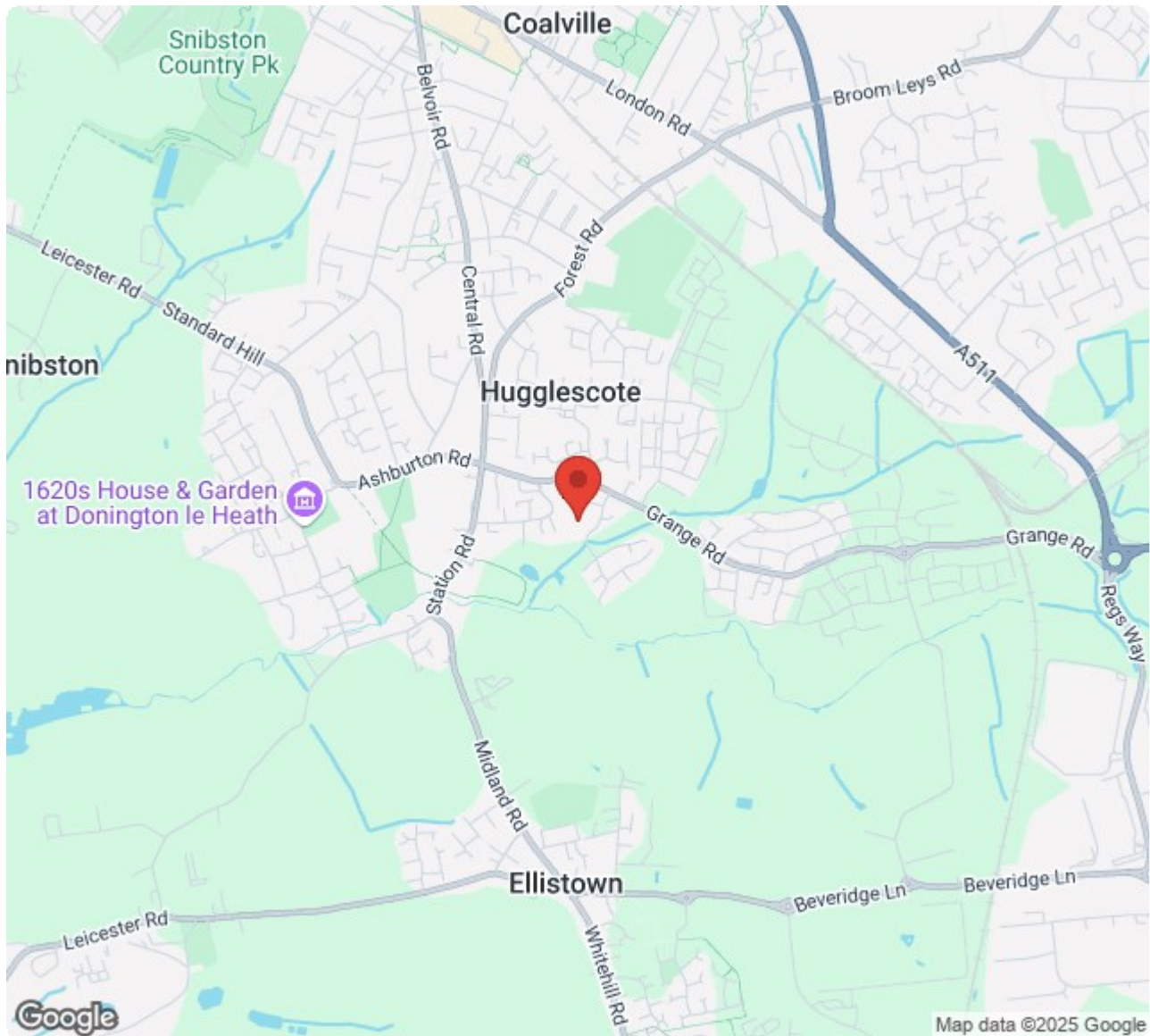


### OUTSIDE

The property is nicely situated at the head of a block paved cul de sac having a full width stone and Tarmac driveway to front offering ample car parking. Tarmac driveway leads down the side of the property to a good sized brick built detached garage 3.24m x 5.96m with up and over door to front, light, power and pitched roof offering further storage. Garage is also alarmed. Timber gate offers access to the fully fenced and enclosed rear garden which has a sunny aspect, and open views to rear. The garden has been hard landscaped having a full with grey slate tiled and timber decking patio adjacent to the rear of the property, edged by railway sleepers. Beyond which the garden is in Astro Turf. To the top of the garden is a further patio and timber shed. Outside lighting, tap and power point.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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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