

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 5 MARYWELL CLOSE, HINCKLEY, LE10 0RT

**ASKING PRICE £200,000**

Attractive modern Jelson built semi detached house on a good sized corner plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, bus services, the town centre and good access to major road links. Well presented benefiting from white panelled interior doors, gas central heating and UPVC SUDG. Offers canopy porch, entrance hallway, kitchen and lounge dining room. Two bedrooms and bathroom with shower. Front and enclosed rear garden with shed. Good sized driveway with ample room for a garage/extension subject to planning permission. Viewing highly recommended. Carpets, blinds and light fittings included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B

**ACCOMMODATION**

Open pitched and canopy porch, wooden door to:

**ENTRANCE HALLWAY**

Stairway to first floor with spindle balustrade, double panel radiator and archway through to:



**KITCHEN TO FRONT**

9'8" x 5'11" (2.97 x 1.81)

Fitted kitchen with range of floor mounted cupboards in grey with roll edge working surfaces above and tiled splashbacks. Inset composite sink and drainer with mixer tap above and cupboard beneath. Plumbing for dishwasher and electric cooker included. Wall mounted gas boiler for central heating. Appliance recess points. Further range of wall mounted cupboard units. Vinyl flooring and attractive white panelled interior door to:



**LOUNGE DINING ROOM TO REAR**

12'4" x 14'3" (3.76 x 4.36)

Door to useful storage cupboard with shelving. Aluminium double glazed doors to rear garden. TV aerial point.



**FIRST FLOOR LANDING**

Loft access, loft is majority boarded with light and ladder. Attractive white panelled interior doors to:

**REAR BEDROOM ONE**

12'4" x 11'7" max (3.78 x 3.55 max)

Built in bedroom furniture consisting two double wardrobes and a dressing table with drawers.



## FRONT BEDROOM TWO

10'1" x 5'10" (3.09 x 1.80)

Single panel radiator and built in double wardrobe.



## FAMILY BATHROOM TO FRONT

6'0" x 6'3" (1.85 x 1.91)

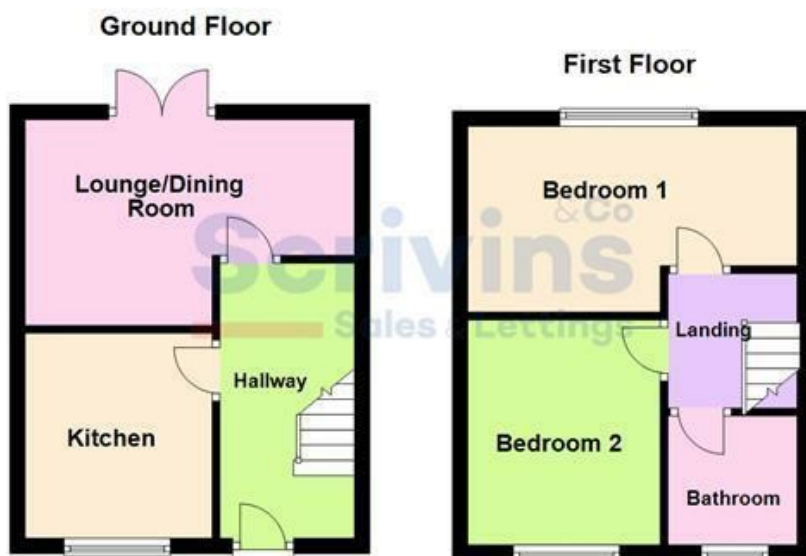
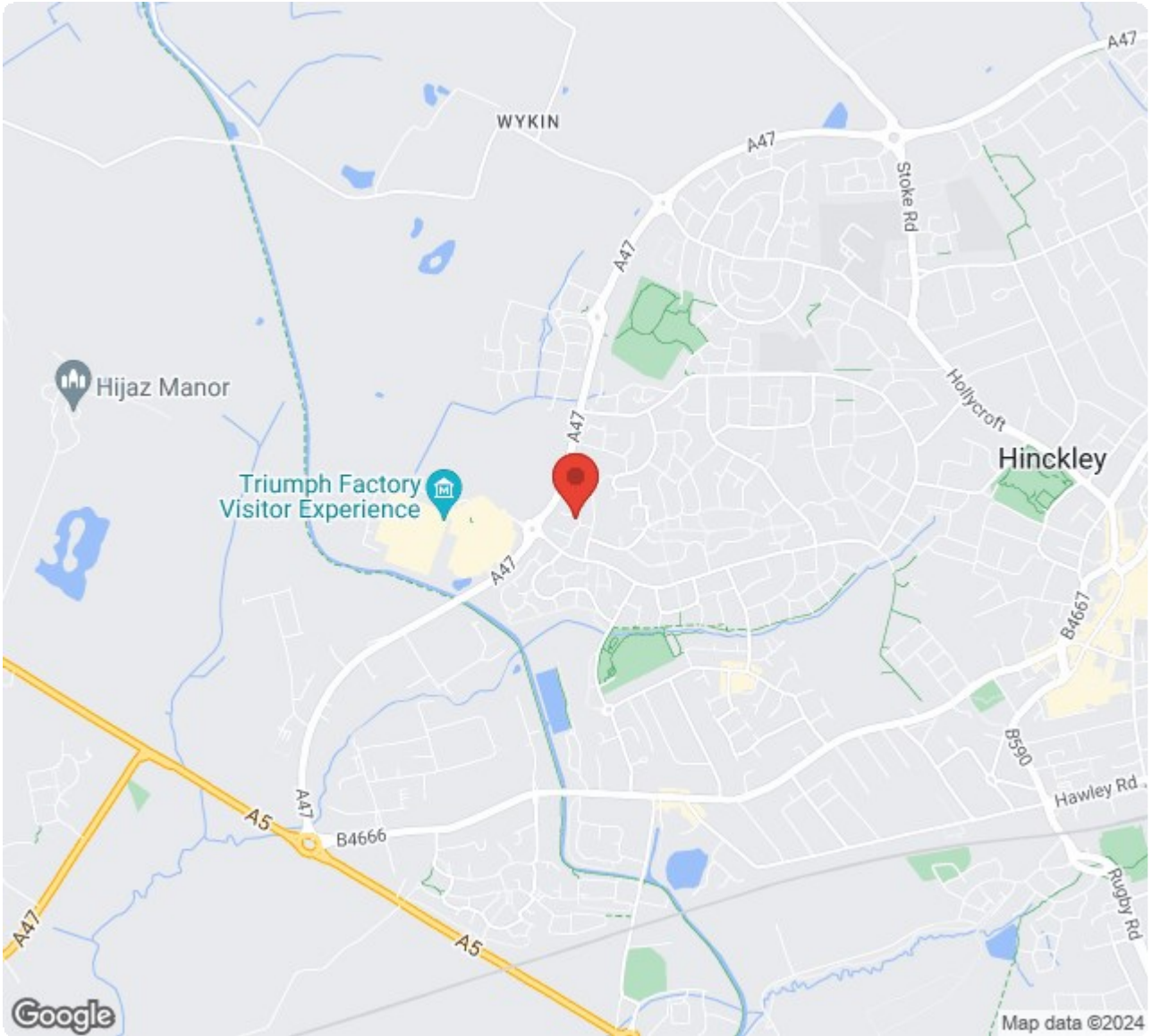
White suite consisting panelled bath Mira electric shower above with fully tiled surrounds, low level WC and vanity sink unit. Chrome heated towel rail, wall mounted bathroom cabinet, extractor fan and vinyl flooring.



## OUTSIDE

The property is nicely situated, set back from the road on an advantageous corner plot with stoned driveway to side having double timber gates and a single timber gate offering access to the rear garden. Gas and electric meters. Slabbed pathway and front garden laid to lawn with outside tap. Good sized fenced and enclosed rear garden, adjacent to the rear of the property is a slabbed patio with the remainder of the garden laid to lawn with well established surrounding beds. Shed included.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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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