

Scrivins & Co

Sales & Lettings

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6 BRADGATE GARDENS, HINCKLEY, LE10 1ND

OFFERS OVER £485,000

NO CHAIN. Impressive traditionally styled 2007 Bovis Homes built 5 bedroomed, 3 storey detached family home. Small select gated cul de sac development within walking distance of local schools, the town centre, the Crescent, train and bus stations, leisure centre, doctors, dentists, ASDA, Hinckley Golf Club and good access to major road links. Well presented and energy efficient, with a range of good quality fixtures and fittings. Including white panelled interior doors, spindle balustrades, ceramic tiled flooring, alarm system, wired in smoke alarms, spot lights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, through lounge, family room/study and open plan fitted living dining kitchen with island. 5 bedrooms (three with en suites) and family bathroom. Driveway to tandem garage, front and enclosed private rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council tax Band =G

Private shared driveway maintenance charge of £242 per annum which is an inclusive of management fees, maintenance, repairs audit and accounting fees.

ACCOMMODATION

Open canopy porch with outside lighting, Attractive blue panelled front door to

ENTRANCE HALL

Ceramic tiled flooring, double panelled radiators, door bell chimes, wired in smoke alarms. There are wifi smart lights throughout the property. Coving to ceiling, smart Nest thermostat for central heating system and smoke alarm, stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath, attractive white four panelled interior doors to

SEPARATE WC

with white suite consisting low level WC, pedestal wash hand basin, contrasting half tiled surrounds including the flooring. Radiator, insets ceiling spot lights, wall mounted consumer units, white wood panelled glazed door leads to

THROUGH LOUNGE

11'3" x 22'10" (3.44 x 6.96)

Three radiators, T.V and telephone points, coving to ceiling, UPVC SUDG French doors leading to the rear garden.



FAMILY ROOM/STUDY TO FRONT

13'2" x 6'11" (4.03 x 2.13)

with radiators.



FITTED OPEN PLAN LIVING, DINING KITCHEN TO REAR

20'9" x 17'3" (6.33 x 5.27)

The fitted kitchen with a range of dark grey fitted kitchen units. Consisting inset single drainer stainless steel sink unit mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units, contrasting white marble working surfaces above. Tiled splash backs, further matching range of wall mounted cupboard units including, two display glazed doors and concealed lighting. There is also a Hot Point stainless steel range cooker included. A seven ring gas hob unit, two ovens and a grill beneath, black chimney extractor above. Integrated fridge freezer, dish washer and washing machine. Concealed in a cupboard a Worcester gas condensing boiler for the central heating and domestic hot water. Central island unit with a white marble working surface and breakfast bar, cupboards beneath, with four matching grey stools. Ceramic tiled flooring, inset ceiling spot lights. Fashionable grey vertical radiator. White wood panelled SUDG door leading to rear garden. The living dining area with coving to ceiling, fashionable grey vertical radiator.



FIRST FLOOR LANDING

with white spindle balustrades, radiator, smoke alarm, stairway to second floor with white spindle balustrades.



BEDROOM TWO TO THE REAR

11'1" x 11'5" (3.40 x 3.48)

with a range of fitted bedroom furniture in white, consisting two double and one single wardrobe units, two radiators, TV aerial point, door to



EN SUITE SHOWER ROOM

5'4" x 8'2" (1.65 x 2.51)

with white suite consisting of fully tiled shower cubicle and glazed shower doors, pedestal wash hand basin low level WC, contrasting white half tiled surrounds. White heated towel rail, inset ceiling spot lights, extractor fan and shaver point.



BEDROOM THREE TO THE REAR

8'2" x 12'10" (2.49 x 3.92)

with built in double wardrobes in white, radiator door to



EN SUITE SHOWER ROOM

5'2" x 5'0" (1.60 x 1.53)

with white suite, consisting fully tiled shower cubicle and glazed shower doors. Pedestal wash hand basin, low level WC. Contrasting half tiled surround. Grey oak finish laminate wood strip flooring, white heated towel rail. Inset ceiling spot light, extractor fan and shaver point.



BEDROOM FOUR TO FRONT

8'10" x 11'5" (2.71 x 3.48)

with built in wardrobe in white, two radiators.



BEDROOM FIVE TO FRONT

6'7" x 12'6" (2.03 x 3.83)

with two radiators.



FAMILY BATHROOM

7'3" x 8'10" (2.23 x 2.71)

with white suite consisting of panelled bath, fully tiled shower cubicle with glazed shower door, pedestal, wash hand basin, low level WC. Contrasting white half tile surround, shaver point with inset ceiling spot lights, extractor fan. White heated towel rail, grey oak finish laminate wood strip floor.



SECOND FLOOR LANDING

door to storage cupboard housing the cylinder immersion heater for supplementary domestic hot water.

BEDROOM ONE

20'10" x 20'0" (6.36 x 6.10)

three radiators, t.v aerial point, door to



EN SUITE DRESSING ROOM

12'4" x 10'1" (3.78 x 3.09)

three built-in double wardrobes in white, radiator, door to



EN SUITE BATHROOM

12'5" x 10'4" (3.79 x 3.15)

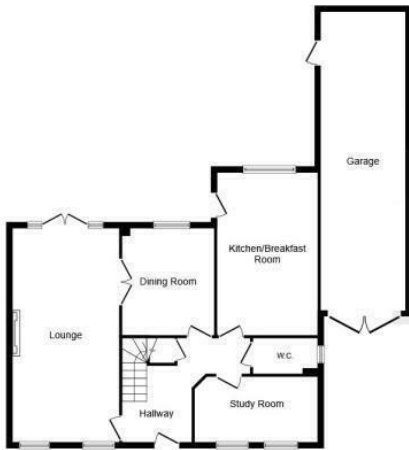
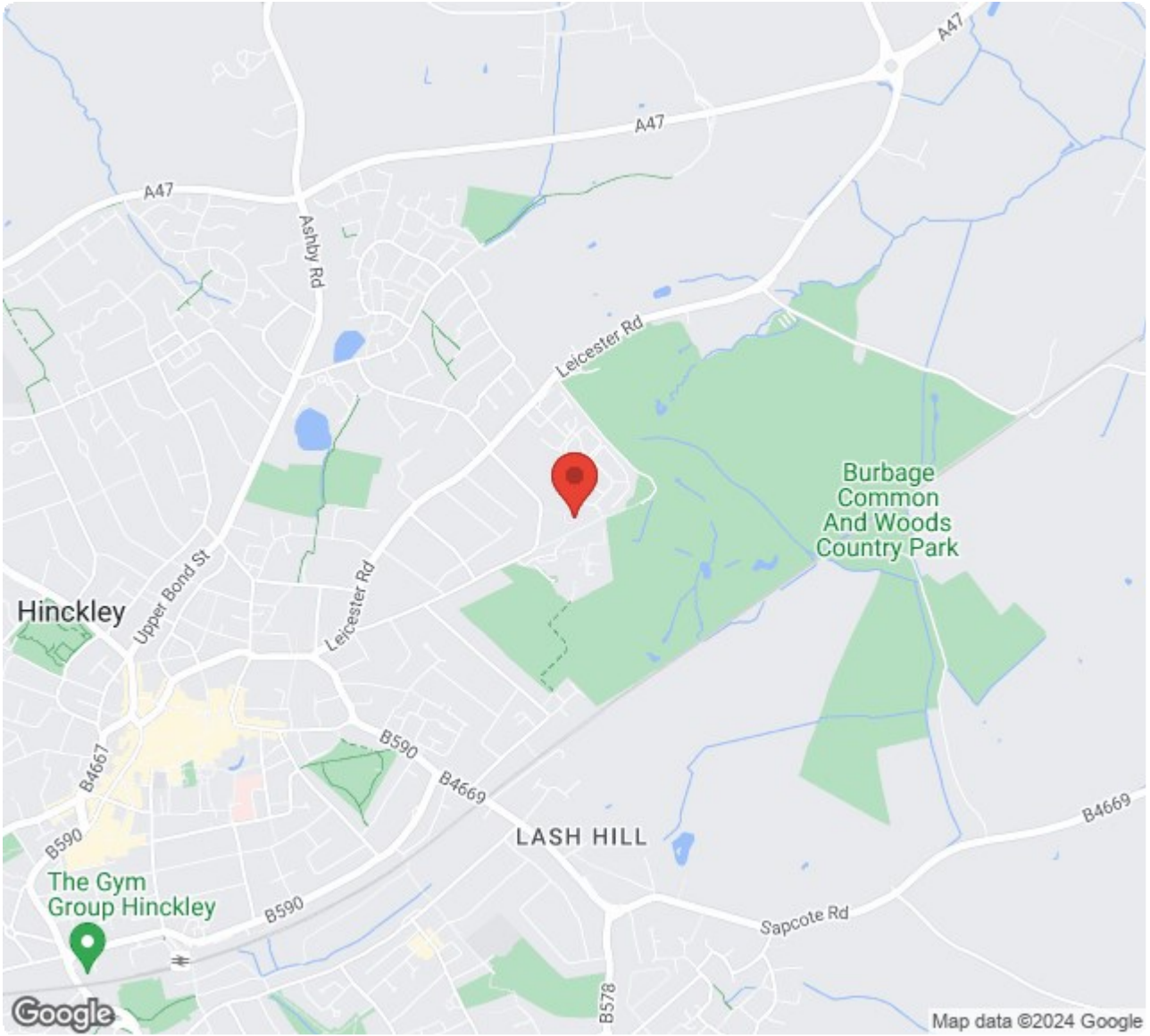
with white suite consisting of panel bath, fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC. Contrasting half tiled surround in white. Grey oak finish strip flooring. White vertical radiator, inset ceiling spot lights, extractor fan, shaver point.



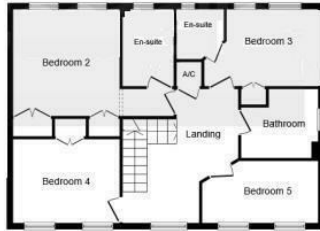
OUTSIDE

The property is nicely situated in a small gated cul de sac development, set back from the road, screened behind ornamental tiled railings, mature hedging, with a hard landscaped garden. Block paved driveway leads to brick built tandem garage (9.69m x 2.77m) with electric up and over to front, light and power pitched roof offering further storage. White wood panelled and SUDG door leading to the rear garden. A timber gate and pathway lead to the rear garden which is enclosed by hard brick retaining wall and panelled fence. Having a full width slabbed patio adjacent to the rear of the property beyond which the garden is laid to lawn with surrounding beds and borders. Outside tap and lighting. Low level rendered retaining wall having a full width tarmacadam driveway to the front with ample car parking.

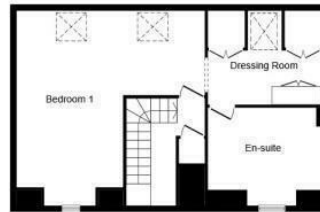




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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			
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