

Scrivins & Co

Sales & Lettings

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

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8 UTAH CLOSE, HINCKLEY, LE10 0WE

OFFERS OVER £250,000

NO CHAIN. Stylish 2011 Jelson built detached house on a good sized plot. Sought after and convenient development within walking distance of Battling Brook School, a parade of shops, Doctors surgery, the town centre, local parks and within easy access of major road links. Well presented and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, kitchen and lounge dining room. Three good sized bedrooms and family bathroom with shower. Driveway to carport. Front and large rear garden with hot tub & shed. Carpets, light fittings, blinds and carpets included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C

ACCOMMODATION

Attractive composite front door to:

ENTRANCE HALLWAY

Stairway to first floor with spindle balustrades. Wired in smoke alarm, double panel radiator, wall mounted thermostat for central heating system and wall mounted electric consumer unit. Attractive white panelled interior door to:



SEPARATE WC

Low level WC and pedestal wash hand basin. Double panel radiator, laminate wood strip flooring and extractor fan. Archway to



KITCHEN TO FRONT

8'7" x 12'7" (2.64 x 3.86)

Range of floor standing cupboard units and drawers. Appliance recess points, Indesit electric oven and grill with four ring gas hob above, splashback and extractor hood. inset stainless steel sink and drainer with mixer tap above and cupboard beneath. Further range of wall mounted cupboard units one housing Glow Worm gas combination boiler for central heating and domestic hot water. Double panel radiator and white panelled interior door to:



LOUNGE TO REAR

12'6" x 16'0" (3.83 x 4.88)

UPVC SUDG French doors to rear garden. Double panel radiator, TV aerial point and door to large useful understairs cupboard.



FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE TO REAR

8'10" x 13'6" (2.70 x 4.13)

Double panel radiator.



BEDROOM TWO TO FRONT

8'10" x 11'0" (2.70 x 3.36)

Double panel radiator.



BEDROOM THREE TO REAR

9'3" x 6'9" (2.84 x 2.08)

Double panel radiator.



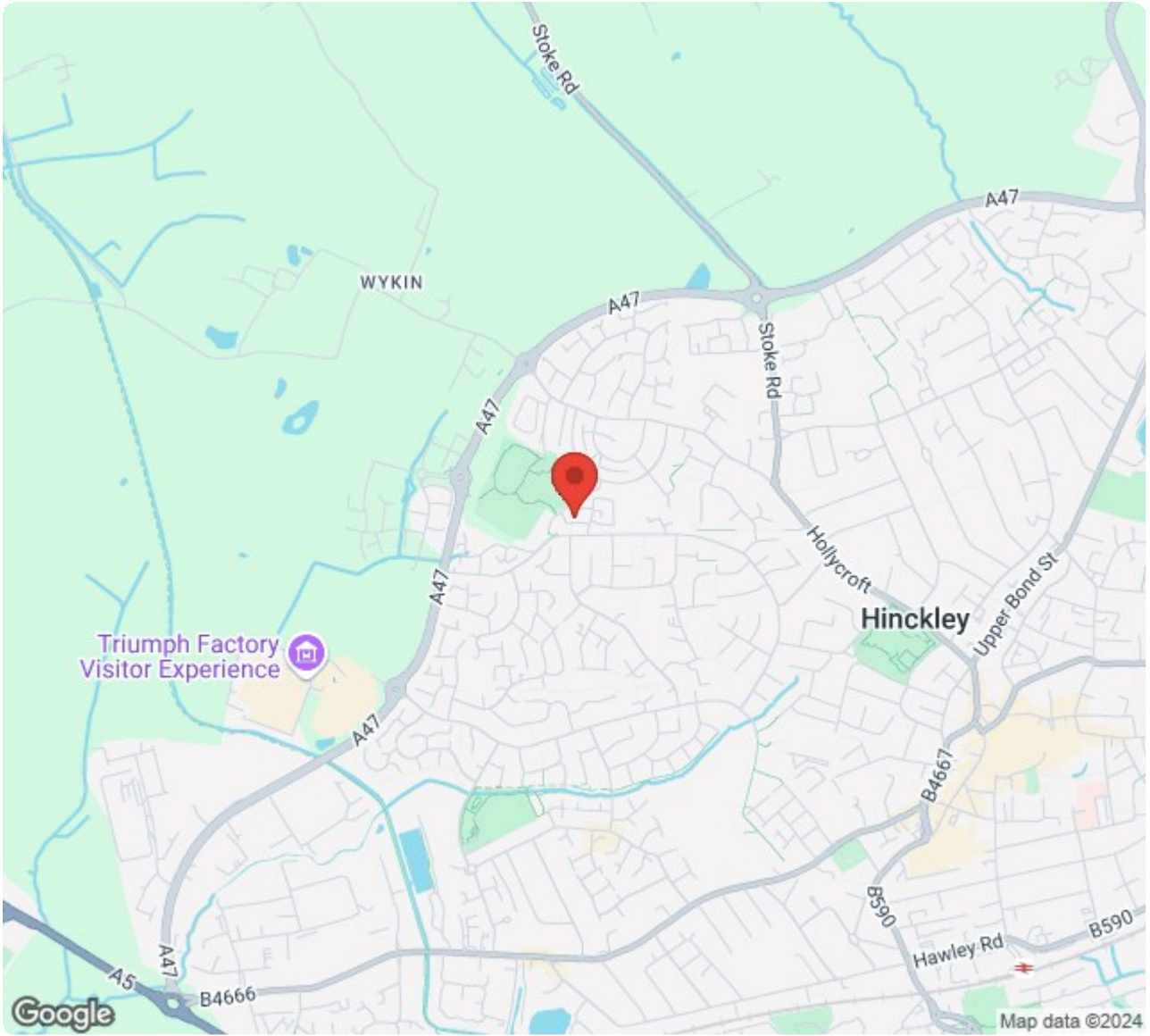
FAMILY BATHROOM TO FRONT

6'9" x 7'8" (2.08 x 2.34)

White suite consisting panelled bath with mixer shower above and tiled surrounds, pedestal wash hand basin and low level WC. Tiled surrounds including the flooring, heated towel rail and door to large useful storage cupboard.

OUTSIDE

The property is nicely situated, set back from the road having hard landscaped front garden with block paved pathway and slate chippings. Tarmacadam driveway to side with double and single timber doors leading to carport, offering large ample storage area or car parking. The property benefits from a large advantageous plot with slabbed pathway adjacent to the rear of the property and raised sleepers. The remainder of the garden is principally laid to lawn with well established surrounding beds. The garden is L shaped with further slate chipping area and timber shed. To the rear of the property is an Astro Turf area with surrounding stone beds. Outside lighting and tap. Hot tub included.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(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			
England & Wales		EU Directive 2002/91/EC	



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