

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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6 FERNELEY AVENUE, HINCKLEY, LE10 0FE

OFFERS OVER £375,000

Impressive modern JS Bloor built detached family home on a good sized sunny plot. Sought after and convenient cul de sac location within walking distance of local schools, Morrisons, The Milestone, open countryside, the town centre and good access to major road links. Well presented and refurbished including white panelled interior doors, wooden flooring, spindle balustrades, feature fireplace, refitted kitchen and bathrooms. Spot lights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, family room/study, open plan living dining kitchen, utility room and separate WC. 4 bedrooms (main with ensuite shower room) and family bathroom. Wide driveway and good sized sunny rear garden with shed. Viewing highly recommended, carpets and blinds included.



TENURE

FREEHOLD

Council Tax Band D

ACCOMMODATION

Open pitched and tiled canopy porch with outside security lighting. Attractive front door to

ENTRANCE HALLWAY

with gloss laminate wood strip flooring. Radiator. Coving to ceiling. Wired in smoke alarm. Doorbell chime. Hive thermostat for central heating system. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard. Attractive white six panelled interior door to

FRONT LOUNGE

11'5" x 16'9" (3.48 x 5.12)

with feature fireplace having ornamental grey wooden surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. TV aerial and power points above the fire place for a wall mounted flat screen TV. Double panelled radiator. Coving to ceiling.

OPEN PLAN LIVING DINING KITCHEN TO REAR

21'11" x 9'5" (6.69 x 2.89)

with a fashionable range of gloss cream fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with mixer taps above and two large drawers beneath. Further matching range of floor mounted cupboard units and drawers. Butchers block working surfaces above. Tiled splashbacks. Further matching range of wall mounted cupboard units and pull out larder unit. Kenwood range cooker included with five ring gas hob. Single electric fan assisted oven with grill beneath. Stainless steel splashback and stainless steel chimney extractor hood above. Further housing for an American fridge freezer with water feed. Integrated microwave oven and coffee machine and dishwasher. Inset ceiling spot lights. Fashionable range of vertical stainless steel radiator. Double panelled radiator. Power points and TV aerial points. Wall mounted flat screen TV. Gloss laminate wood strip flooring. UPVC SUDG French doors to entertaining area. Feature archway to

UTILITY ROOM

5'10" x 4'7" (1.80 x 1.40)

with matching units from the kitchen consisting fitted working surfaces, tiled splashbacks. Wall mounted cupboard unit. Tall larder unit. Appliance recess points and plumbing for automatic washing machine. Wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water. Venting for tumble dryer. Radiator. Gloss laminate flooring. UPVC SUDG door to rear garden. Door to

SEPERATE WC

with low level WC, pedestal wash hand basin, tiled splashbacks. Gloss laminate wood strip flooring. Radiator.

FAMILY ROOM/STUDY TO FRONT

7'10" x 9'7" (2.41 x 2.93)

with laminate wood strip flooring. Radiator. Storage cupboard housing the consumer unit.

FIRST FLOOR LANDING

with wired in smoke alarm. Door to airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary hot water. Loft access.

FRONT BEDROOM ONE

12'6" x 12'11" (3.82 x 3.96)

with a range of professionally fitted bedroom furniture in walnut consisting two double wardrobes, two matching bedside cabinets, chest of drawers. Radiator. Inset ceiling spot lights. TV aerial point. Door to



ENSUITE SHOWER ROOM

10'0" x 7'11" (3.07 x 2.42)

with white suite consisting fully tiled shower cubicle with glazed shower door. Pedestal wash hand basin, low level WC. Contrasting fully tiled surrounds including the flooring. Chrome heated towel rail. Inset ceiling spot lights and extractor fan.



BEDROOM TWO TO REAR

10'2" x 12'3" (3.12 x 3.75)

with two built in double wardrobes in white. Radiator.



BEDROOM THREE TO REAR

9'0" x 8'8" (2.76 x 2.66)

with built in single wardrobe. Radiator.



BEDROOM FOUR TO REAR

7'6" x 8'3" (2.29 x 2.52)

with a range of fitted bedroom furniture in white consisting one double wardrobe unit with matching chest of drawers.



FAMILY BATHROOM TO FRONT

8'0" x 7'4" (2.44 x 2.24)

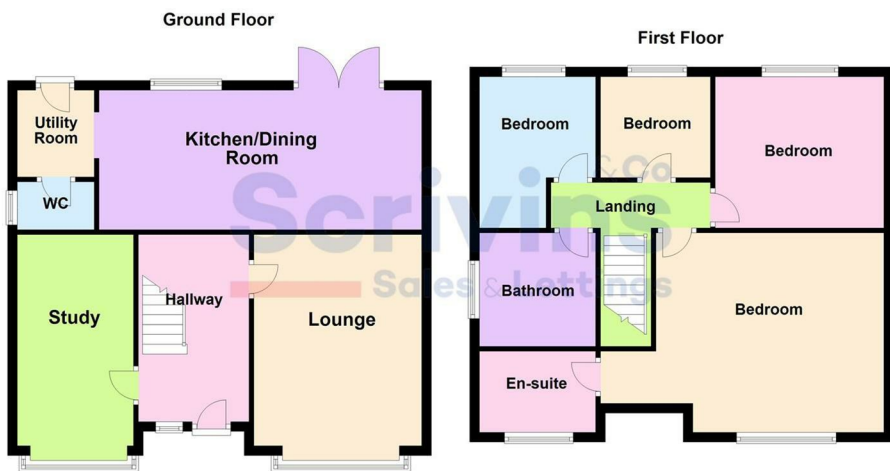
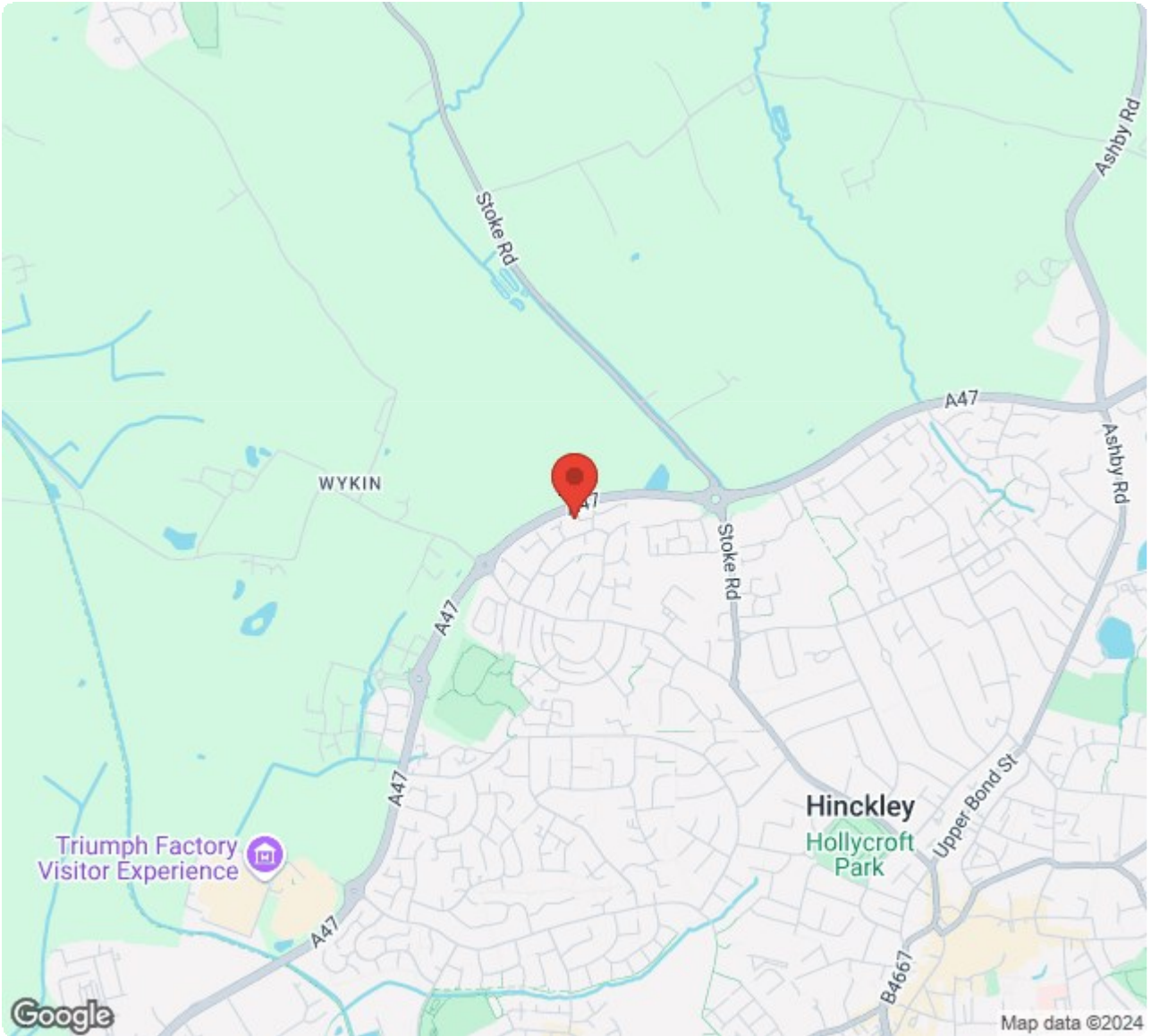
with white suite consisting double ended panelled bath with mains shower above. Glazed shower door to side. Pedestal wash hand basin, low level WC. Contrasting grey ceramic tiled surrounds including the flooring with underfloor heating with digital thermostat. Inset ceiling spot lights. Chrome heated towel rail and extractor fan.



OUTSIDE

The property is nicely situated at the head of a cul de sac, set back from the road having a full width block paved driveway to front. A slabbed pathway and timber gate lead to the fully fenced and enclosed rear garden which has a full width L-shaped slabbed patio adjacent to the rear of the property with a covered entertaining area. Beyond which the garden is principally laid to lawn with surrounding beds and borders. Outside tap and light. Double power point. Metal shed. Garden has a sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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