

Scrivins & Co

Sales & Lettings

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

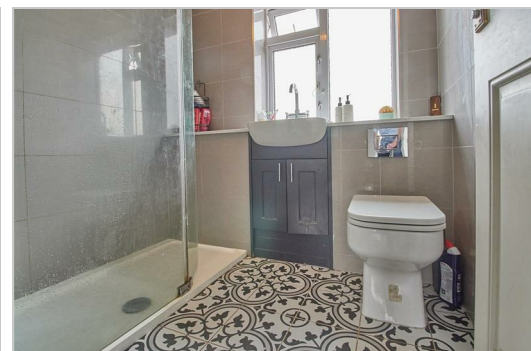
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69 CLIFTON WAY, HINCKLEY, LE10 0UZ

ASKING PRICE £315,000

NO CHAIN Extended and refurbished Jelson built detached family home overlooking a green. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook School, the Town Centre, bus routes and good access to major road links. Benefits from refitted kitchen with underfloor heating & integrated appliances, refitted bathrooms, gas central heating and UPVC SUDG. Offers entrance porch, hallway, open plan lounge, dining room & family room/study and breakfast kitchen. 4 bedrooms, family bathroom & shower room. Wide driveway to carport and gym/home office. Enclosed rear garden. Viewing highly recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C

ACCOMMODATION

Attractive grey UPVC SUDG and leaded front door to:

ENTRANCE PORCH

Ceramic tiled flooring, double panel radiator, overhead lighting and fitted meter cupboard.

ENTRANCE HALLWAY

Double panel radiator, stairway to first floor and attractive white six panel interior door to:

FRONT LOUNGE

13'5" x 14'3" (4.11 x 4.36)

Oak finish laminate wood strip flooring, radiator and two matching wall lights.

DINING ROOM

7'9" x 8'9" (2.37 x 2.69)

Oak finish laminate wood strip flooring and archway to:



FAMILY ROOM TO REAR

7'8" x 8'1" (2.35 x 2.48)

Oak finish laminate wood strip flooring, radiator and UPVC SUDG sliding patio doors to the rear garden;



FITTED BREAKFAST KITCHEN TO REAR

8'5" x 18'0" (2.58 x 5.49)

Range of gloss grey fitted kitchen units consisting inset one and a half bowl single drainer Franke sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit with contrasting quartz working surfaces above and matching upstands. Inset Neff four ring induction hob unit with stainless steel chimney extractor above. Matching wall mounted cupboard units and two tall larder units. Matching breakfast bar. Further integrated appliances include Neff fan assisted oven with grill, having a hide and slide door, Neff combination microwave oven, dishwasher, fridge freezer and a wine cooler. concealed lighting over working surfaces and LED lighting in the kick panel. Inset ceiling spotlights and tiled flooring with underfloor heating with a digital thermostat. Door to useful understairs storage cupboard with power point. UPVC SUDG to the side of the property.

FIRST FLOOR LANDING

Spindle balustrades and door to airing cupboard housing the Vaillant gas condensing combination boiler for central heating and domestic hot water. Loft access.

FRONT BEDROOM ONE

11'6" x 8'6" (3.52 x 2.61)

Radiator.

REAR BEDROOM TWO

10'1" x 11'10" (3.09 x 3.61)

Radiator.



FRONT BEDROOM THREE

8'6" x 6'11" (2.61 x 2.12)

Radiator.



FRONT BEDROOM FOUR

7'10" x 8'7" (2.39 x 2.64)

Radiator. Built in single wardrobe.



FAMILY SHOWER ROOM TO REAR

5'7" x 6'2" (1.72 x 1.88)

White suite consisting fully tiled walk in shower with rain shower above and glazed shower screen to side, vanity sink unit with double cupboard beneath and low level WC. Contrasting fully tiled surrounds including the floor and chrome heated towel rail.



FAMILY BATHROOM TO REAR

6'6" x 5'9" (1.99 x 1.77)

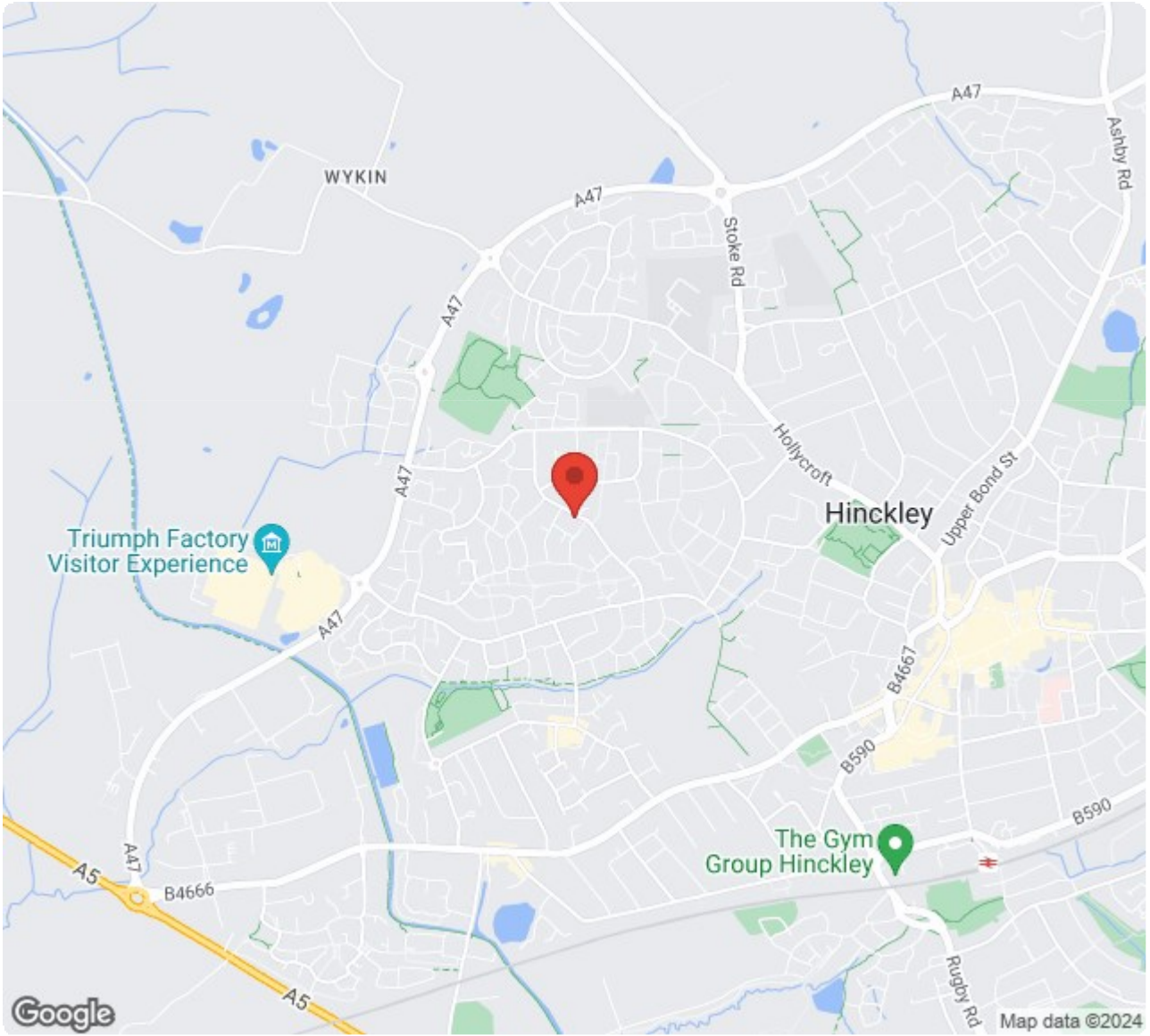
White suite consisting panelled bath, sink unit and low level WC. Contrasting tiled surrounds including the floor, chrome heated towel rail and inset ceiling spotlights.



OUTSIDE

The property is set back from the road, having a full width driveway to front and leading down the side of the property through double timber gates to a carport. Beyond which is a brick built home office/gym 2.59m x 3.63m with Amtico woodgrain flooring, seven double power points with USB, inset ceiling spotlights, extractor fan and UPVC SUDG doors to front. To the rear of the home office a door leads to a brick garden store which has light and power, pedestrian door and window to rear. Wrought iron gate leads to the fully fenced and enclosed garden, which has a full width slabbed patio adjacent to the rear of the property with an outside tap. Beyond which the garden is principally laid to lawn with further decorative stone patio to the bottom of the garden. The garden has a sunny aspect.





Ground Floor



First Floor



Energy Efficiency Rating

| Very energy efficient - lower running costs | Current | Potential |
|--|---------|-----------|
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
|---|---------|-----------|
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |

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