

Scrivins & Co

Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



1 CRAMMOND CLOSE, HINCKLEY, LE10 0UP

£275,000

Extended and refurbished modern Jelson built semi detached family home on a corner plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, the Crescent, the town centre, train and bus stations and good access to major road links. Well presented including feature fireplace, modern fitted kitchen, refitted bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, through lounge dining room and extended dining kitchen. Three double bedrooms and bathroom with shower. Good sized front and enclosed side and rear garden. Driveway to garage. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band= C

ACCOMMODATION

Attractive composite panelled SUDG and leaded front door to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, radiator, door to cloaks cupboard housing the meters, stairway to first floor, hard wood glazed door leads to

'L' SHAPED THROUGH LOUNGE DINING ROOM

14'1" x 21'2" (4.31 x 6.46)

With a feature fireplace having an ornamental wood surround, raised marble hearth and backing incorporating a living flame coal effect gas fire. Radiator, TV aerial point, thermostat for central heating system, wired in smoke alarm. The rear dining area with single panelled radiator.



FITTED DINING KITCHEN TO REAR

8'11" x 15'1" (2.74 x 4.60)

With a range of cream fitted kitchen units consisting inset one and a half bowl single drainer ceramic sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and drawers, contrasting wood grain roll edge working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor above, tiled splashbacks. Further matching wall mounted cupboard units including one double display unit with drawers, appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring, radiator. Door to a pantry with fitted shelving. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With single panelled radiator. Loft access which is partially boarded.

REAR BEDROOM ONE

10'2" x 10'3" (3.10 x 3.13)

With radiator.



BEDROOM TWO TO FRONT

10'6" x 7'3" (3.21 x 2.22)

With single panelled radiator.



BEDROOM THREE TO FRONT

9'8" x 10'11" (2.96 x 3.35)

With radiator.



REFITTED BATHROOM TO REAR

6'8" x 7'10" (2.05 x 2.40)

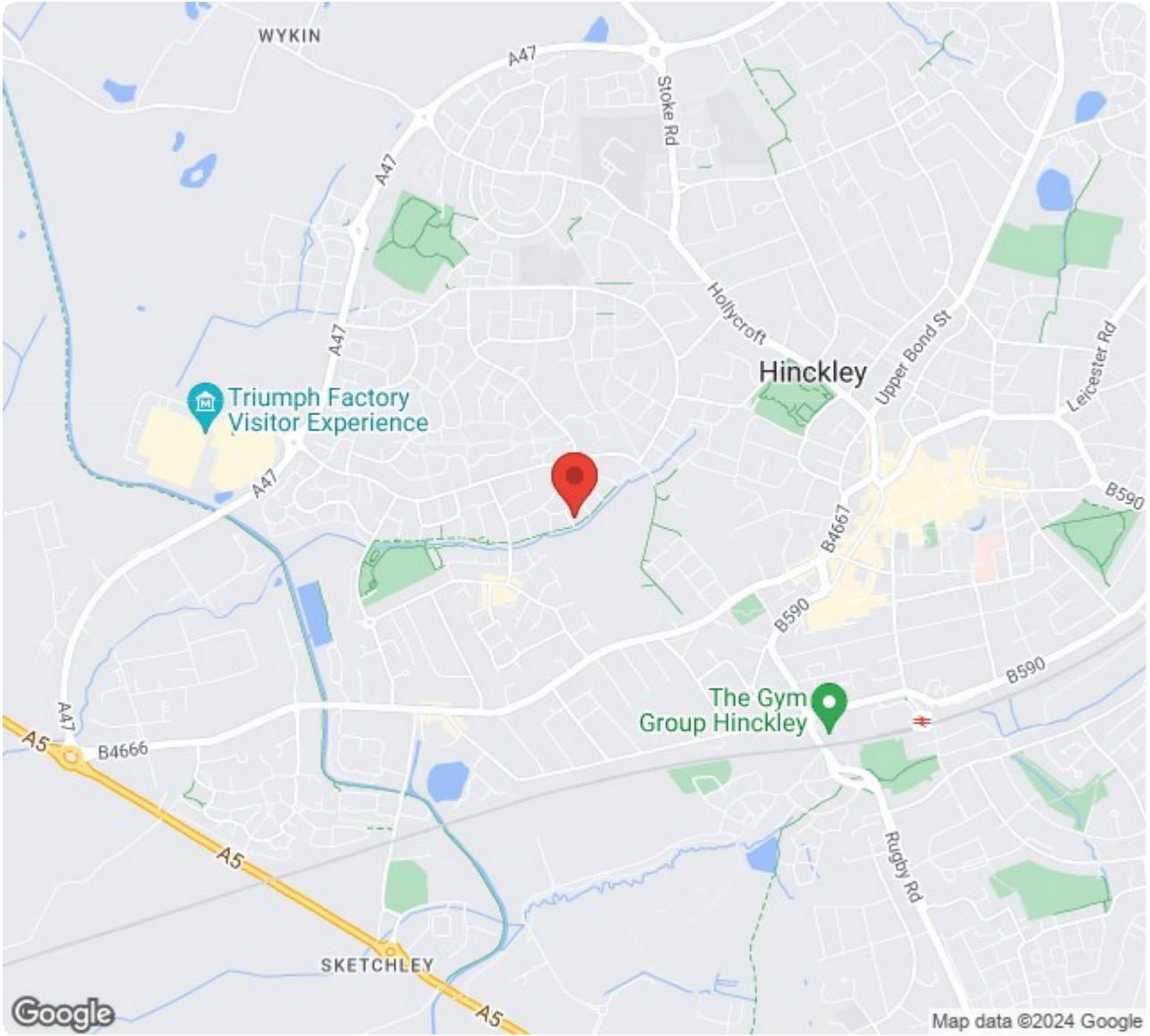
With white suite consisting panelled bath with rain above and glazed shower screen to side. Vanity sink unit with double cupboard beneath, low level WC, contrasting tiled surrounds, heated towel rail, door to airing cupboard housing the Valiant gas condensing combination boiler for central heating and domestic hot water, extractor fan.



OUTSIDE

The property is nicely situated in a cul de sac on an advantageous corner plot. The front garden is principally laid to lawn with surrounding beds and decorative stone borders to side. A timber gate offers access to the side and rear garden which is enclosed by a brick retaining wall, panelled fencing and hedging. The side garden is principally hard landscaped where there is a slabbed patio with surrounding beds. The rear garden has a full width slabbed patio adjacent to the rear of the property with surrounding beds and a further lawned area. To the top of the garden a timber gate offers access to a tarmac driveway and brick built garage with up and over door to front, windows to side, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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			
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	



Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk