

# 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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### 4 DEAN CLOSE, HINCKLEY, LE10 1QA

**OFFERS IN THE REGION OF £290,000**

**NO CHAIN.** Modern semi detached property situated on a substantial plot. Sought after and highly convenient cul de sac location within easy walking distance of Hinckley town centre. Benefits from refitted kitchen, feature fireplace, laminate wood strip flooring, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, WC, lounge, dining kitchen and conservatory. Three good sized bedrooms and shower room. Driveway to garage. Front, side and vast rear gardens with shed and green house. Carpets, curtains, blinds, light fittings and white goods & furniture included.



## TENURE

Freehold  
Council Tax Band = C

## ACCOMODATION

UPVC SUDG front door to the

## ENTRANCE HALLWAY

With double panelled radiator, stairway to first floor. Thermostat for the central heating system and wired in smoke alarm, telephone point. Door to useful cloaks cupboard and keypad for a burglar alarm system. Attractive wooden and glazed door to

## SEPARATE W.C

With low level W.C

## REFITTED KITCHEN TO FRONT

11'10" x 9'6" (3.62 x 2.92)

With fashionable range of fitted kitchen units in grey, with roll edge working surfaces above, with inset stainless steel sink drainer and mixer tap above, cupboard beneath. Range of brand new appliances (new as of 2024) including Lamona washing machine, Beko electric oven and grill with four ring hob and stainless steel extractor fan above. Beko fridge freezer. Free standing side board unit. Inset ceiling lights and double panelled radiator. Attractive wooden and glazed door to



## LOUNGE

20'5" x 10'4" (6.24 x 3.16)

With feature fireplace incorporating coal effect living flames gas fire, with tiled hearth backing, and wooden surround. T.V aerial point, coving to ceiling, double panelled radiator and wooden glazed door to UPVC SUDG



## CONSERVATORY

9'7" x 9'1" (2.94 x 2.77)

With UPVC SUDG door to rear garden, double power socket and fitted blinds.



## FIRST FLOOR LANDING

Wired in smoke alarm, wooden door to

### **BEDROOM ONE TO FRONT**

11'10" x 9'6" (3.62 x 2.91)

Single panelled radiator, wooden door to



### **BEDROOM TWO TO REAR**

11'1" x 11'0" (3.40 x 3.36)

With fitted wardrobes with sliding doors, and fitted dressing table. Single panelled radiator door to



### **BEDROOM THREE TO REAR**

8'11" x 10'5" (2.74 x 3.19)

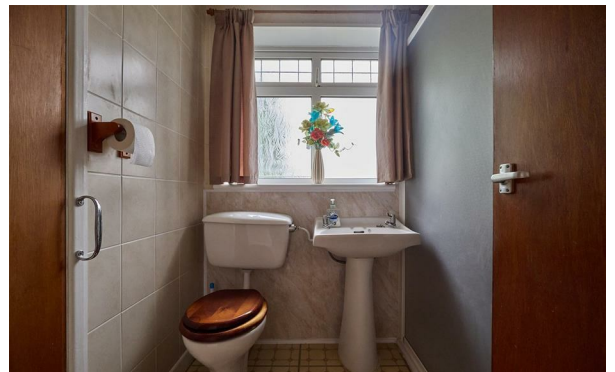
Door to wardrobe with rail and shelving and loft access, single panelled radiator. Door to



### **REFITTED SHOWER ROOM**

6'5" x 5'2" (1.98 x 1.59)

With walk-in large shower cubicle, with mixer shower and wall panelling. Low level W.C, pedestal wash hand basin and tiled surrounds. Door to airing cupboard which houses the Baxi gas combination boiler for central heating and domestic hot water. New as of (2024)

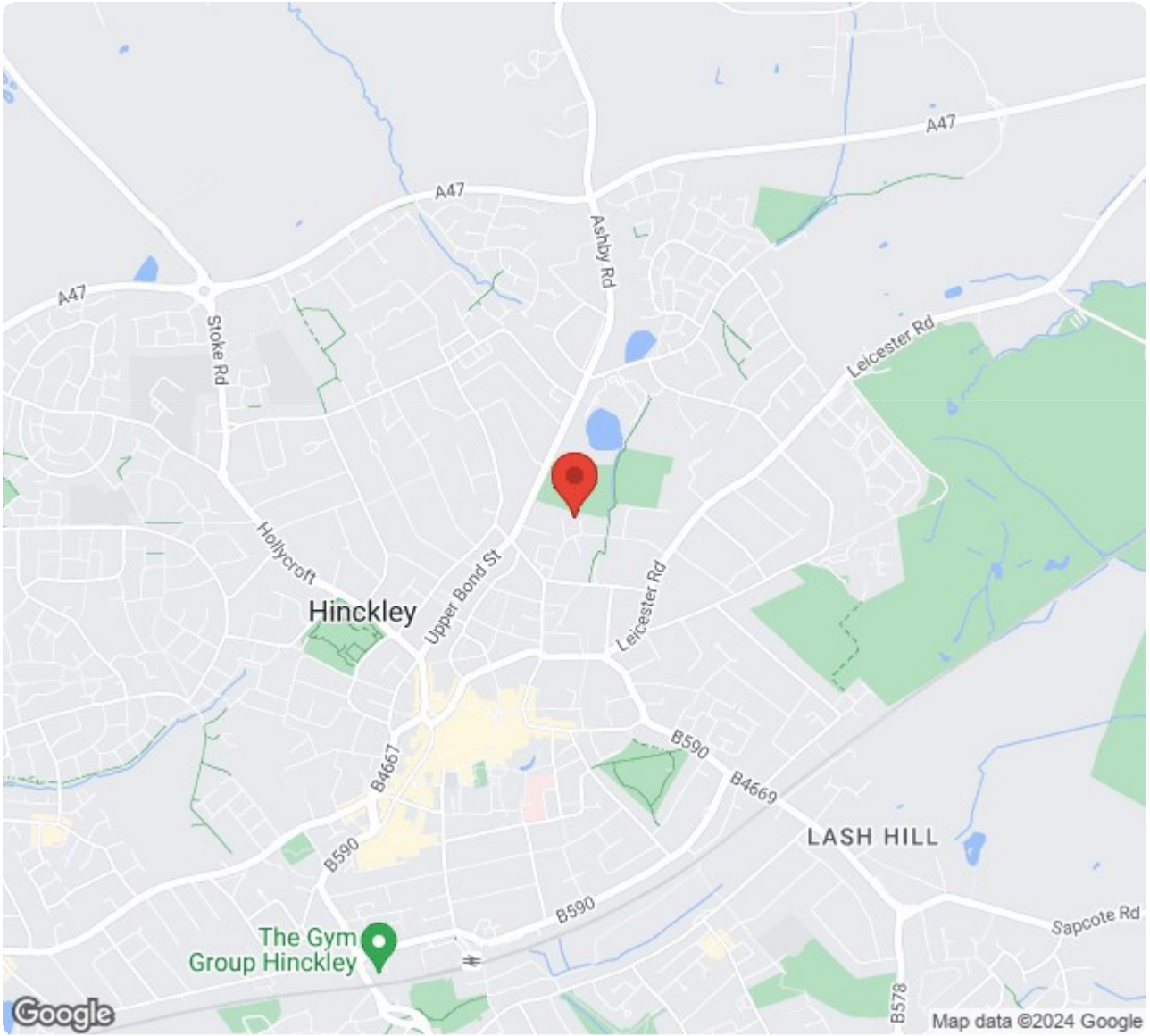


### **OUTSIDE**

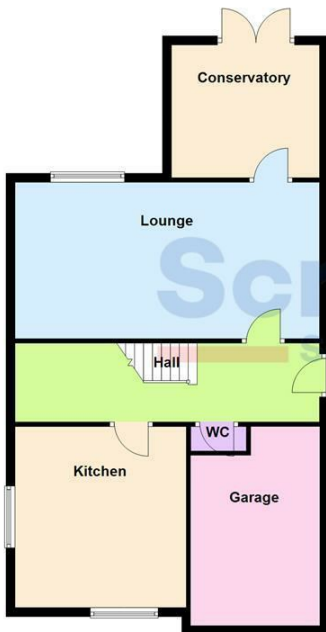
The property is nicely situated set back from the road, with a paved and stoned driveway to front, which leads to a garage with an up and over door to the front. The front garden is laid to lawn with surrounding beds and stoned beds. A low level picket fence which leads through to the vast rear garden which is enclosed by hedging. The garden is principally laid to lawn with well stocked and established surrounding beds. There are two timber sheds, a greenhouse which and three pergolas. There are various fruit trees including Apple, Pear, Plum and Damson. Outside tap and lighting.



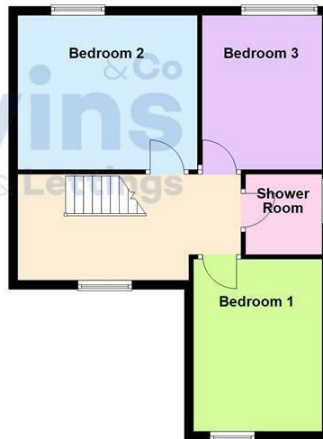




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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