

Scrivins & Co

Sales & Lettings

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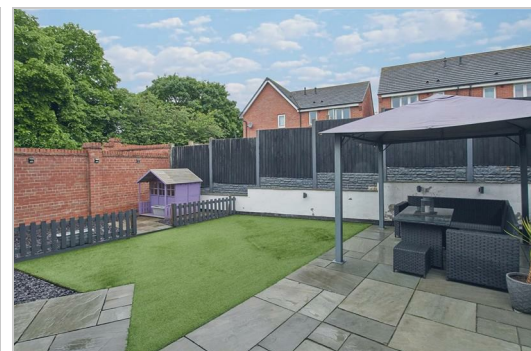


71 HOLYWELL FIELDS, HINCKLEY, LE10 1EG

£270,000

Attractive 2014 JS bloor built, Bramble design, semi-detached family home of a good size corner plot. Sought after and convenient location, within walking distance of the town centre, The Crescent, train and bus station, doctors, dentist, parks, leisure centre, bars and restaurants and good access to major road links. Well presented energy efficient, with a range of good quality fixture and fittings. Including white panelled interior doors, wooden flooring, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias.

Offers canopy porch, entrance hallway, lounge, fitted dining kitchen, utility area and separate W.C. Three bedrooms main with en suite shower room and family bathroom. Wide driveway, hard landscaped front, side and enclosed sunny rear garden. Viewing recommended, carpets, blinds, and shed included.



TENURE

Freehold

Council Tax Band = C

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive black composite SUDG front door to

ENTRANCE HALLWAY

With single panelled radiator, digital thermostat for central heating system on the ground floor. Wired in smoke alarm, telephone point, wall mounted consumer unit. Stairway to first floor with white spindle balustrades, attractive white panelled interior doors to

FRONT LOUNGE

12'0" x 14'4" (3.67 x 4.37)

With grey oak laminate wood strip flooring, two radiators, power points and T.V aerial points for a wall mounted flat screen T.V, useful under stair storage cupboard.



FITTED DINING KITCHEN TO REAR

11'11" x 12'2" (3.64 x 3.73)

With a fashionable range of gloss white fitted kitchen units, consisting inset one and half bowl single drainer stainless steel sink, mixer taps above and double base unit beneath. Further matching range of floor mounted cupboard units, x2 two drawer units, contrasting grey working surfaces above. Inset four ring ceramic hob unit with stainless steel extractor chimney above, matching upstands. Further matching range of wall mounted cupboard units. An integrated single fan assisted oven with a grill. Fridge freezer, dishwasher, inset ceiling spot lights, extractor fan, UPVC SUDG French doors leading to the rear garden.



UTILITY AREA TO REAR

3'2" x 6'3" (0.98 x 1.91)

With matching units from the kitchen, consisting of a floor standing cupboard unit, working surfaces above, matching upstands. Further matching range of wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water. Door to

SEPARATE W.C

With white suite consisting low level W.C, wall mounted sink unit, tiled splashbacks, radiator.

FIRST FLOOR LANDING

With wired in smoke alarm, loft access with extending aluminium ladder. The loft is partially boarded.

REAR BEDROOM ONE

9'6" x 9'6" (2.91 x 2.91)

With built in double wardrobe with mirror glazed doors, radiator, T.V aerial point, digital thermostat for central heating on the first floor door to



EN SUITE SHOWER ROOM

5'8" x 8'11" (1.74 x 2.73)

With white suite consisting fully tiled double shower cubicle with glazed shower door. Wall mounted sink unit, low level W.C, contrasting tile surrounds, chrome heated towel rail, shaver point, inset ceiling spot lights, extractor fan, large wall mounted mirror included.



BEDROOM TWO TO FRONT

8'9" x 10'0" (2.67 x 3.07)

With radiator.



BEDROOM THREE TO FRONT

8'2" x 6'5" (2.50 x 1.98)

With radiator and airing cupboard.



FAMILY BATHROOM

7'2" x 5'6" (2.19 x 1.68)

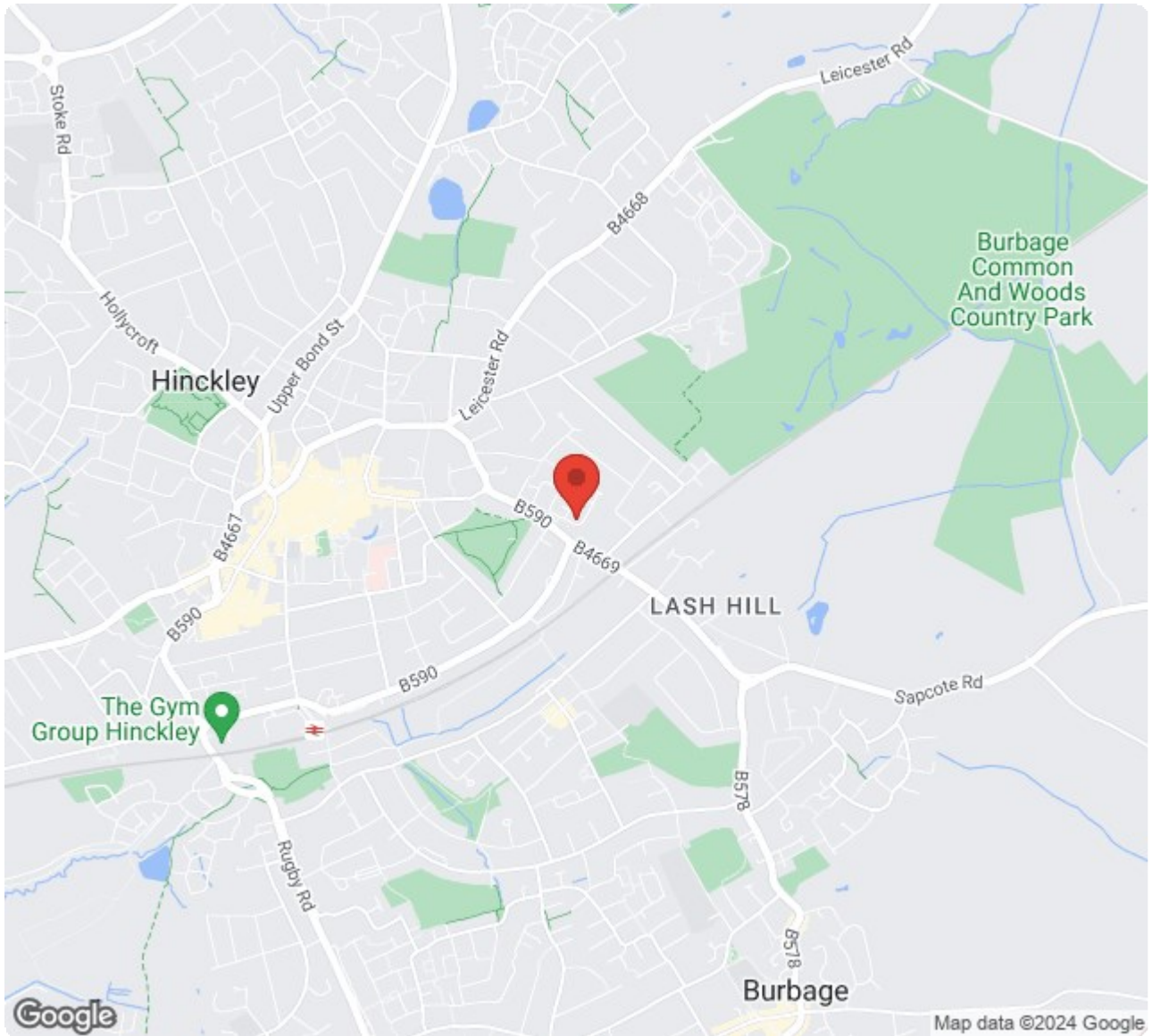
With white suite consisting panelled bath, mixer tap and shower attachment above. Wall mounted sink unit, low level W.C, contrasting tile surrounds, white heated towel rail. Shaver point, inset ceiling point, extractor fan, large wall mounted mirror.



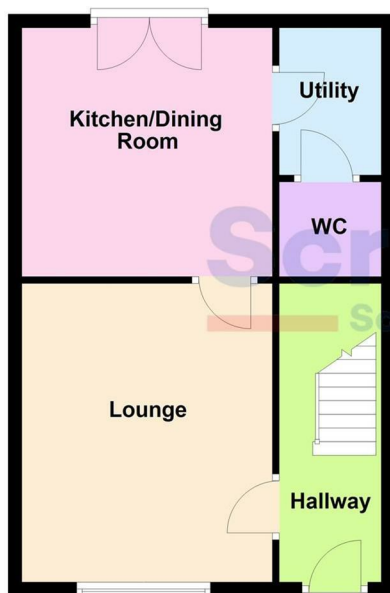
OUTSIDE

The property is nicely situated, on an advantageous corner plot, set back from the road, the front garden hard landscaped in decorative stone and slabbed pathway. There is a further side garden in decorative stone, wide block paved driveway offering ample car parking, with an electric car charging point. A timber gate offers access to the rear garden, which is enclosed by a high brick retaining wall and panelled fencing. The garden is hard landscaped with a deep Indian stone grey patio and AstroTurf lawn area. To the rear a picket fencing surrounds a slate chipping play area. There is also a timber shed, an outside tap and power point, surrounding white retaining wall with low level LED lighting. The garden has a sunny aspect.

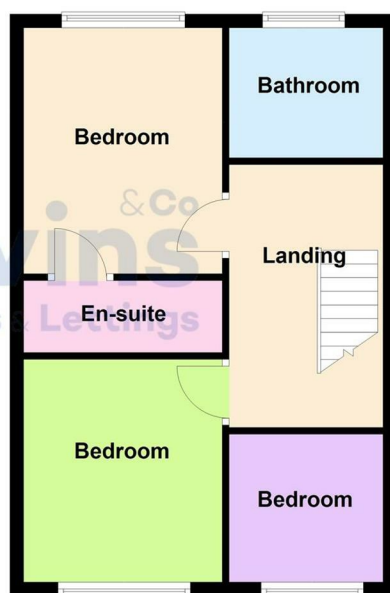




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		78	
(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	

