



4 GOLD CLOSE, HINCKLEY, LE10 0GY

OFFERS OVER £315,000

Extended 2008 Jelson built Linnett design detached family home overlooking a green. Sought after and convenient location within walking distance of Battling Brook school, a parade of shops, doctors surgery, the Town centre, the Crescent, train and bus stations and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, wooden/ ceramic tiled flooring, spindle balustrades, alarm system, wired in smoke alarms, spot lights, solar panels, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offer entrance hallway, separate WC, through lounge dining room with feature fireplace and extended high quality refitted kitchen with built in appliances. 3 good bedrooms (main with en suite shower room) and family bathroom. Driveway to a brick built garage. Front and enclosed sunny rear garden. Viewing highly recommended. Carpets, blinds, light fittings most white good and shed included.



TENURE

Freehold

Council tax band D

ACCOMMODATION

Open canopy porch, attractive white composite panelled and SUDG front door to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, single panelled radiator, door bell chimes, keypad for burglar alarm system, wired in smoke alarm, thermostat for central heating system. Dog legged stairway to first floor with white spindle balustrades. Attractive white panelled interior door to

SEPARATE WC

3'10" x 5'10" (1.18 x 1.79)

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks, ceramic tiled flooring, radiator, wall mounted consumer unit, extractor fan, controls and digital reader for solar panels.



THROUGH LOUNGE DINING ROOM

22'2" x 14'5" max (6.76 x 4.41 max)

With feature contemporary fireplace having white wooden surrounds, raised black hearth and backing, oak finish mantle above incorporating a electric black stove. Power point above for a wall mounted flat screen TV with aerial point. Oak finish laminate wood strip flooring, two radiators, UPVC SUDG French doors leading to the rear garden.



EXTENDED AND REFITTED BREAKFAST KITCHEN TO REAR

17'0" x 10'11" (5.20 x 3.34)

With a fashionable range of olive green fitted kitchen units with soft close doors, consisting inset double bowl Belfast sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and two three drawer units, contrasting Quartz working surfaces above, matching upstands. Further matching range of wall mounted cupboard units, and three tall larder units. One incorporating the Ideal gas condensing boiler for central heating and domestic hot water (new as of 2020). Logic black range cooker (included), with five ring gas hob unit, two ovens and grill beneath. Matching black chimney extractor above, integrated microwave, dishwasher, wine cooler, black American fridge freezer with ice machine (included). Fashionable black vertical radiator, ceramic tiled flooring, further pelmets with inset spot lights, vaulted ceiling with two double glazed Velux windows. Further inset ceiling spot lights, wired in smoke alarm. Door to utility station with ceramic tiled flooring, plumbing for automatic washing machine, light and power. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarms, door to airing cupboard housing the cylinder fitted immersion heater for supplementary domestic hot water.

BEDROOM ONE TO REAR

10'4" x 12'1" max (3.158 x 3.70 max)

With radiator, TV and telephone point. Door to



EN SUITE SHOWER ROOM

5'1" x 7'3" (1.56 x 2.21)

With white suite consisting fully tiled shower cubical with glazed shower door, pedestal wash hand basin, low level WC, contrasting tiled surrounds including the flooring, heated towel rail, inset ceiling spot lights, shaver point, extractor fan.



BEDROOM TWO TO FRONT

12'1" x 9'10" (3.70 x 3.00)

With radiator. Loft access which is partially boarded.



BEDROOM THREE TO FRONT

7'4" x 11'3" (2.26 x 3.44)

With oak finish laminate wood strip flooring, radiator.



FAMILY BATHROOM

6'9" x 7'7" (2.06 x 2.32)

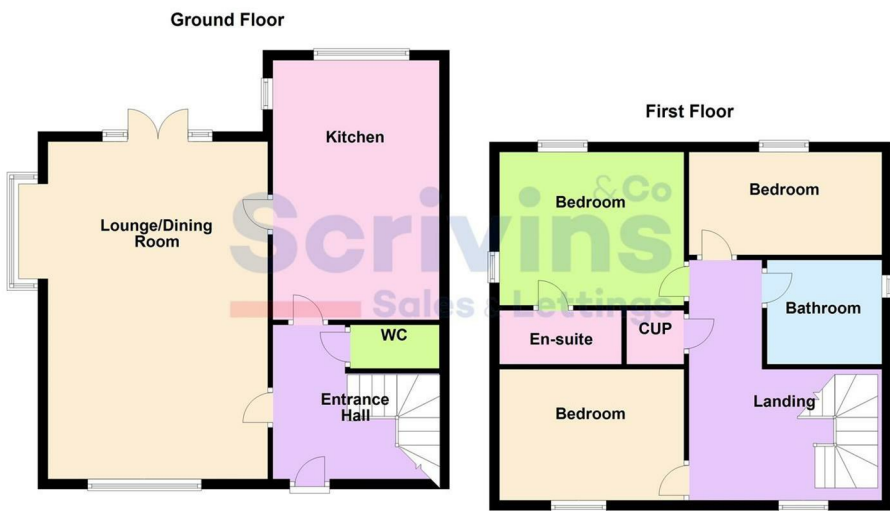
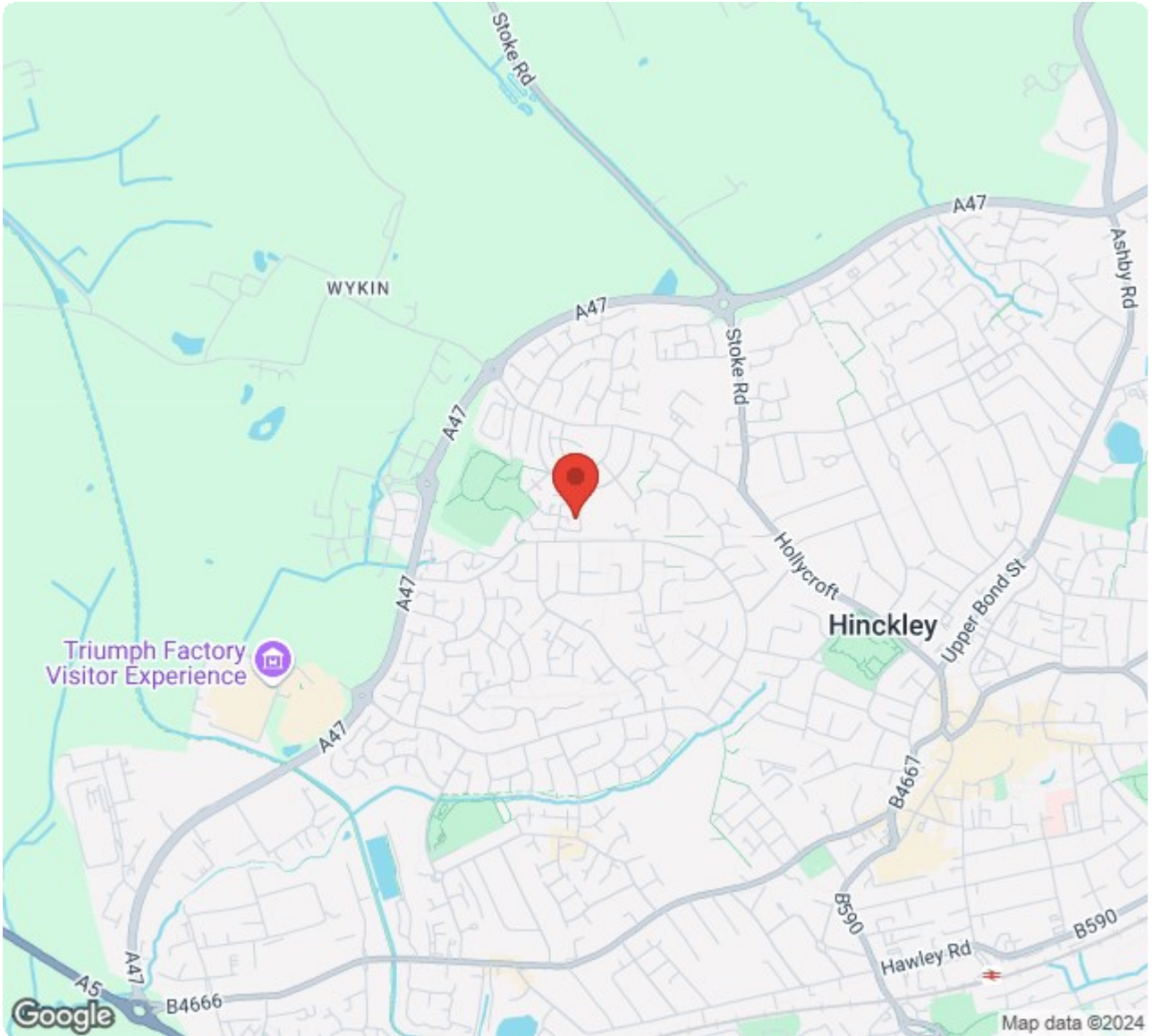
With white suite consisting panelled bath, mixer tap and shower attachment above, pedestal wash hand basin, low level WC, contrasting tiled surrounds, including the flooring, shaver point, extractor fan, heated towel rail. Further loft access which houses the solar panel inverter, partially boarded with lighting.



OUTSIDE

The property is nicely situated, set back from the road with the front garden in slate chippings with inset rose bushes. To the right hand side of the property is a double length tarmacadam driveway leading to the detached brick built garage. With up and over door to front, light, power, side pedestrian door and a pitched roof offering further storage. A slabbed pathway and timber gate lead down the right hand side of the property to the rear garden which is enclosed by a high brick retaining wall and panelled fencing with a full width block paved patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with a further block paved patio and a barbeque area to the top of the area. There is also a timber shed included. The garden has a sunny aspect, outside double power point, lighting and tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		76	
(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	

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