

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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



### 5 UTAH CLOSE, HINCKLEY, LE10 0WE

**OFFERS OVER £335,000**

NO CHAIN. Impressive 2012 Jelson built detached family home with double garage, overlooking a green. Sought after a convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook School, bus service, town centre and having good access to major road links. Well presented with a good range of quality fixtures and fittings including oak panelled interior doors, spindle balustrades, wired in smoke alarms, Amtico flooring, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, through lounge and open plan living dining kitchen. Three double bedrooms, main with en-suite shower room and family bathroom. Double driveway to detached double garage. Front and landscaped sunny rear garden. Viewing highly recommended. Carpets, blinds and white goods included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - D

### ACCOMODATION

Open pitch and tiled canopy porch with outside lighting. Attractive white composite panel SUDG and leaded front door to:

#### ENTRANCE HALLWAY

With Amtico woodgrain flooring, radiator, wired in smoke alarm, thermostat for central heating system, key pad for burglar alarm system and door bell chime. Dog-leg stairway to first floor with white spindle balustrades and useful under stairs storage cupboard beneath. Attractive oak panelled interior doors to:



#### DOWNSTAIRS WC

With white suite consisting of low level WC and wall mounted sink with tiled splash back. Radiator and wall mounted consumer unit.

#### LOUNGE

11'10" x 16'2" (3.61 x 4.94)

Two radiators, TV and telephone points and UPVC SUDG French doors leading to the rear garden.

#### OPEN PLAN LIVING DINING KITCHEN

10'7" x 21'3" (3.25 x 6.50)

Fitted kitchen to front with a fashionable range of white fitted kitchen units, consisting inset 1 1/2 bowl single drainer stainless steel sink with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and four drawer unit with contrasting roll edged working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath and stainless steel chimney extractor fan above. Further matching wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water with digital programmer. Matching breakfast bar. Amtico wood grain flooring.

Living dining area to rear with single panelled radiator, TV aerial point and white composite panelled SUDG door leading to the rear garden.



#### FIRST FLOOR LANDING

White spindal baulastrades, wired in smoke alarm, loft access which is partially boarded with lighting.

### REAR BEDROOM ONE

11'1" x 11'11" (3.39 x 3.64)

Radiator, TV and telephone points. Door to:



### ENSUITE SHOWER ROOM TO FRONT

9'0" x 4'9" (2.75 x 1.45)

White suite consisting of a double shower cubicle, with glazed shower doors, pedestal wash hand basin and low level WC. Contrasting decorative clad surrounds, white heated towel rail, shaver point and extractor fan. Door to walk in airing cupboard housing the cylinder with fitted immersion heater.



### BEDROOM TWO TO REAR

11'2" x 10'8" (3.41 x 3.26)

Radiator.



### BEDROOM THREE TO FRONT

9'9" x 9'8" (2.99 x 2.95)

Radiator.



### **FAMILY BATHROOM TO FRONT**

7'2" x 6'5" (2.19 x 1.97)

With white suite consisting of panelled bath with electric shower over, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, white heated towel rail, shaver point and extractor fan.



### **OUTSIDE**

The property is nicely situated at the head of a cul-de-sac overlooking a green. Set back from the road, screened behind timber ballustrades, the front garden has been hard landscaped in block paving and decorative stone. Slabbed pathway and timber gate lead down the right hand side of the property to the fully fenced and enclosed rear garden, which has a sunny aspect. Having been landscaped with full width P shaped slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn which surrounding pathways. There is also two double power points, outside lighting and a cold water tap. At the top of the garden a timber gate offers access to a double width Tarmacadam driveway leading to:

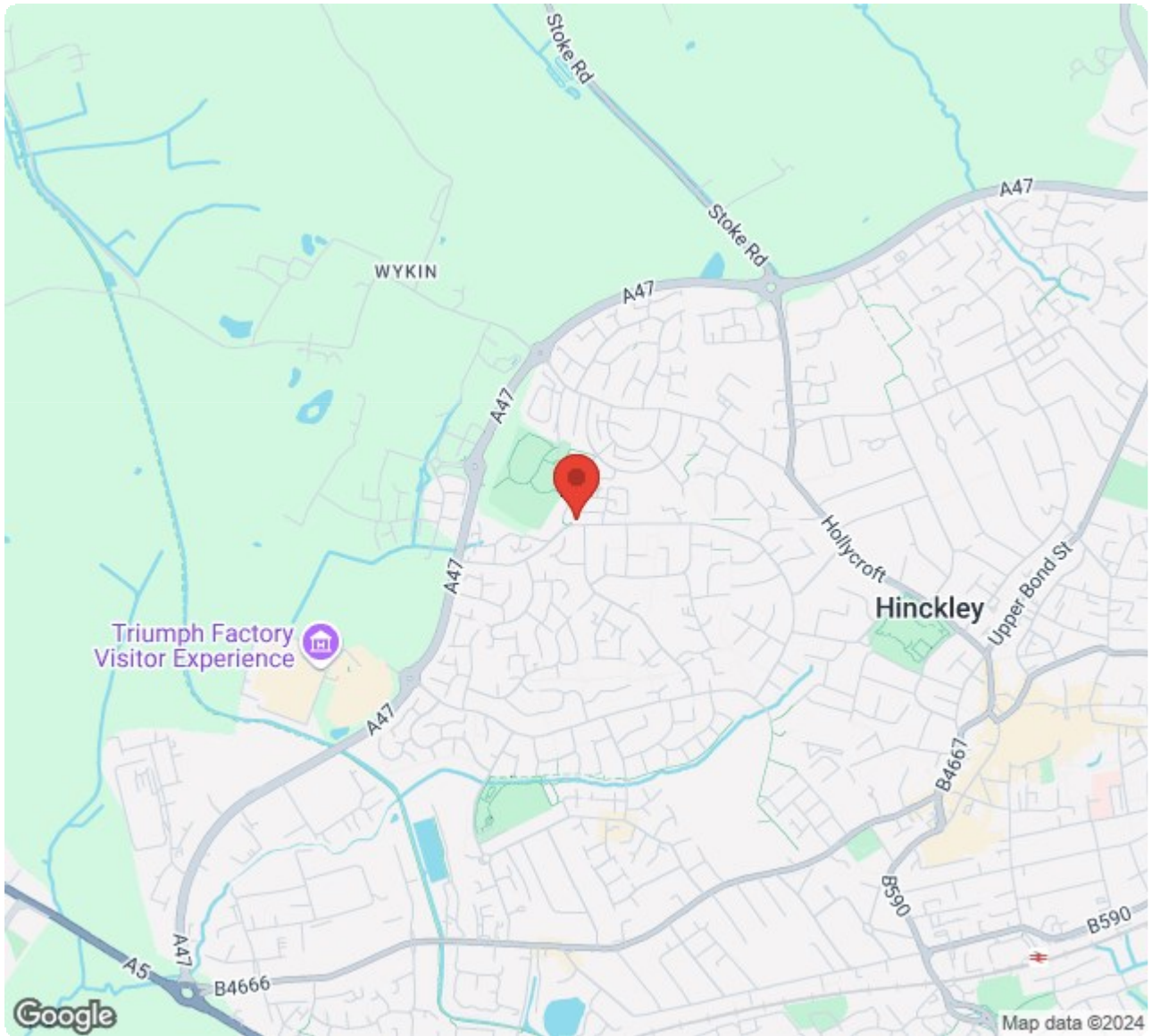


### **DOUBLE BRICK BUILT GARAGE**

18'3" x 17'5" (5.57 x 5.31)

Two electric roller shutter doors to front, lighting, power, plumbing for an automatic washing machine and pitched roof offering further storage.





| Energy Efficiency Rating  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>  |           | <b>88</b> |
| (81-91) <b>B</b>  | <b>77</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 energy efficient - higher running costs                     |           |           |
| England & Wales 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 |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |



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