

# 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



## 26 SPRINGFIELD PARK OFF WYKIN ROAD, HINCKLEY, LE10 0JA

**OFFERS IN THE REGION OF £150,000**

NO CHAIN. A vastly improved and refurbished detached mobile home, with open aspect to rear. Sought after and convenient mobile home park for the over 55's, within walking distance of local shop, Morrisons, The Milestone, bus services, open countryside and good access to major road links. Immaculately presented, including white panelled interior doors, wooden flooring, refitted kitchen and bathroom, fitted wardrobes, gas central heating UPVC SUDG, and UPVC SUDG soffits and fascias. Offers entrance porch, lounge and breakfast kitchen, two bedrooms and bathroom with shower. Driveway. Well kept enclosed hard landscaped front, side and sunny rear garden. Viewing highly recommended, carpets, blinds, shed and gazebo included.





## TENURE

LEASEHOLD - Indefinite lease term.

Ground rent £201.23 PCM

Council Tax band = A

## ACCOMMODATION

Attractive UPVC SUDG glazed front door with outside lighting to

## ENTRANCE PORCH

Wall light, slimline panel heater and power point, white panelled and etch glazed door leads to

## REFITTED KITCHEN

9'7" x 9'11" (2.94 x 3.04)

With a range of white fitted kitchen units, consisting inset one and half bowls stainless steel mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer units, contrasting wood grain working surfaces above, including breakfast bar with inset four ring stainless steel gas hob unit, stainless unit fan assisted oven and grill beneath. Matching upstands, further matching wall mounted cupboard units and one tall larder unit housing the Worcester gas condensing combination boiler for central heating and domestic hot water. Appliance recess points, plumbing for automatic washing machine (white goods are included), radiator with surrounding ornamental radiator cover.



## INNER HALLWAY

With built-in storage cupboard, white panelled and mirrored glazed door to cupboard, housing the consumer unit. white panelled and etch glazed door leads to

## REAR LOUNGE

18'1" x 9'8" (5.52 x 2.95)

With two radiators, T.V aerial point, UPVC SUDG French doors leading to rear garden with built in blinds.

## FRONT BEDROOM ONE

9'8" x 11'5" (2.96 x 3.50)

With a range of fitted bedroom furniture in pale grey, consisting two double wardrobe units, further matching chest of drawers, bedside cabinet, radiator. Telephone point, including broadband by Plus Net, UPVC SUDG bow window to front



## BEDROOM TWO TO REAR

8'11" x 6'5" (2.74 x 1.97)

With radiator.



## REFITTED BATHROOM

4'5" x 6'5" (1.35 x 1.96)

With white suite consisting panelled bath, main shower unit above and shower screened side, vanity sink unit with grey wood grain double cupboard beneath. Low level W.C, contrasting decorative PVC surrounds, chrome heated towel rail, oak finished laminate wood strip flooring, extractor fan.



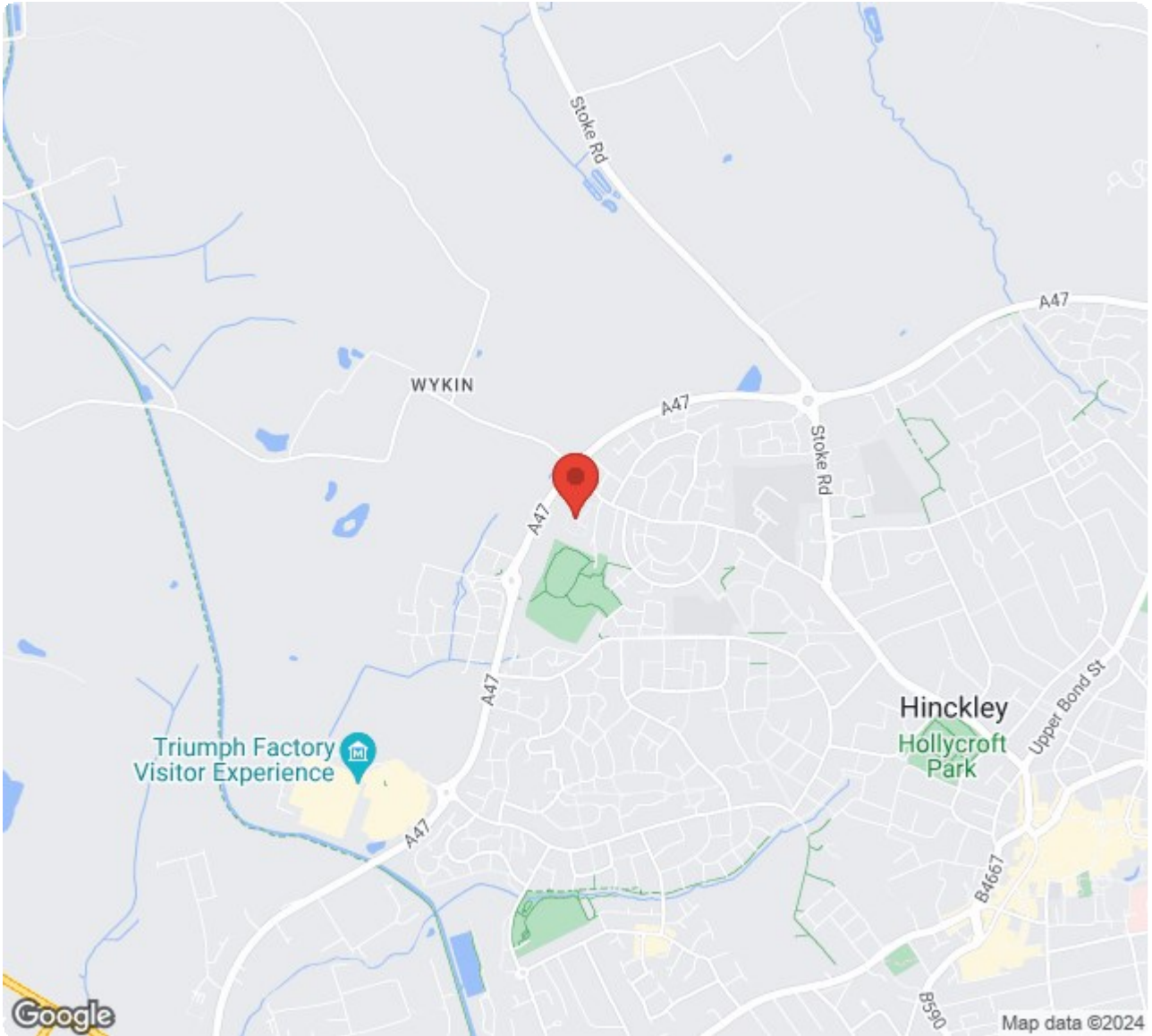
## OUTSIDE

The property is nicely situated set back from the road, having a full width tarmacadam and block paved driveway to front. A timber gate offers access to the fully fenced and enclosed front, side and rear garden. The front garden is principally lawn, with surrounding railway sleepers and beds, further stoned pathway, beyond which is the side and rear garden. The side garden is hard landscaped with block paving, and stoned beds with surrounding rockery and railway sleepers. A timber gate offers access to the rear garden which is hard landscaped in Indian stones and astro turf, the garden has a sunny aspect. There is also a metal shed and open aspect to rear.



## GENERAL NOTE

This property is EPC exempt.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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	



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