

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 12 HOLYWELL FIELDS, HINCKLEY, LE10 1EJ

**£295,000**

Impressive 2013 Bellway homes build Dalton design three storey semi detached family home, sought after and convenient location within walking distance of the town centre, the Crescent, schools, train and bus stations, doctors, dentists, leisure centre, Queens park, bars and restaurants and good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, alarm system, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, fitted dining kitchen and lounge with juliet balcony, three double bedrooms, main with en suite shower and family bathroom. Wide driveway to garage, hard landscaped rear garden with shed. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold

## ACCOMMODATION

With open pitched and tiled canopy porch with outside lighting, electric car charger, Mitsubishi air conditioning unit. Attractive majenta composite panel and sealed unit double glazed front door to

## ENTRANCE HALLWAY

With single panel radiator, keypad for burglar alarm system, door bell chimes, wired in smoke alarm. Wall mounted consumer unit, thermostat for central heating system, grey woodgrain flooring, stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath, attractive white four panel interior door to

## SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, radiator, extractor fan, grey woodgrain flooring.



## REAR FITTED DINING KITCHEN

16'3" x 11'10" (4.96 x 3.63)

With a fashionable range of gloss white fitted kitchen units with soft close doors, consisting inset one and a half bowl single drain stainless steel sink, mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and three draw unit, contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath. Stainless steel splashback and stainless steel chimney extractor hood. Matching upstands, further matching range of wall mounted cupboard units, including two display units with glazed doors and one concealing the gas condensing combination boiler for central heating with digital programmer. Further built in appliances include a fridge freezer, dishwasher, washing machine, also a wall mounted Mitsubishi air conditioning unit, double panel radiator, wired in heat detector, grey woodgrain flooring, UPVC SUDG french doors leading to rear garden with built in blinds.

## FIRST FLOOR LANDING

With single panel radiator, wired in smoke alarm, built in storage cupboard, stairway to second floor with white spindle balustrades.

## REAR LOUNGE

10'6" x 16'2" (3.22 x 4.93)

With double panel radiator, TV and telephone points including broadband, wall mounted Mitsubishi air conditioning unit, UPVC SUDG french doors to a juliet balcony.



## FRONT BEDROOM ONE

9'6" x 11'6" (2.90 x 3.52)

With radiator, TV aerial point, door to



### EN SUITE SHOWER ROOM

5'10" x 6'9" (1.78 x 2.06)

With white suite consisting fully tiled double shower cubicle, glazed shower doors, pedestal washing basin and low level WC, contrasting tiled surrounds, grey woodgrain flooring.



### SECOND FLOOR LANDING

With single panel radiator, loft access, thermostat for central heating system, door to

### REAR BEDROOM TWO

9'0" x 9'9" (2.75 x 2.99)

With radiator, thermostat for central heating system. Two double glazed velux windows with built in blinds, telephone point, door to



### FRONT BEDROOM THREE

12'9" (max) x 10'9" (max) (3.89 (max) x 3.30 (max))

With range of freshly fitted bedroom furniture consisting of a double slider robe, dressing table with cupboards and draws underneath, radiator, further built in storage cupboard/airing cupboard, door to



### REAR FAMILY BATHROOM

6'4" x 6'9" (1.94 x 2.07 )

With white suite consisting of panel bath, plain shower unit above, pedestal washing basin, low level WC, contrasting tile surrounds, radiator, extractor fan , double glazed velux window with built in blinds. Grey woodgrain flooring.

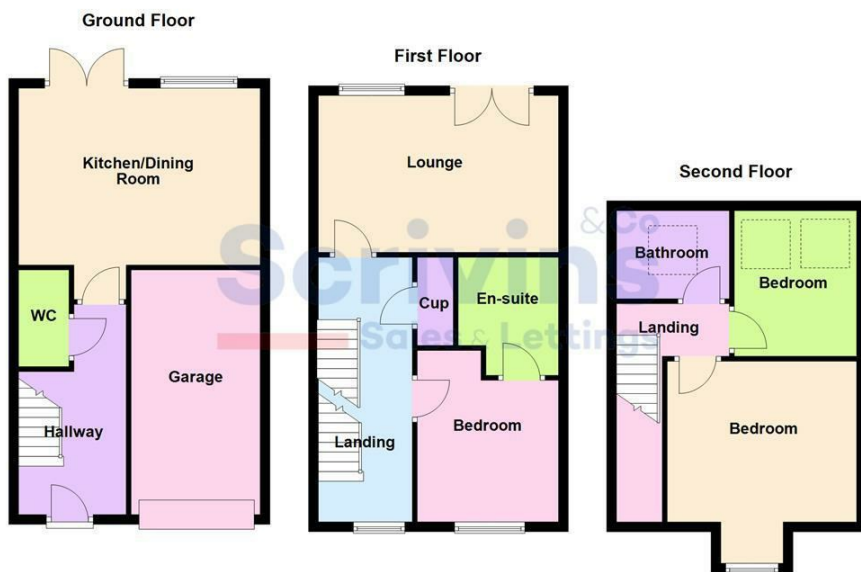
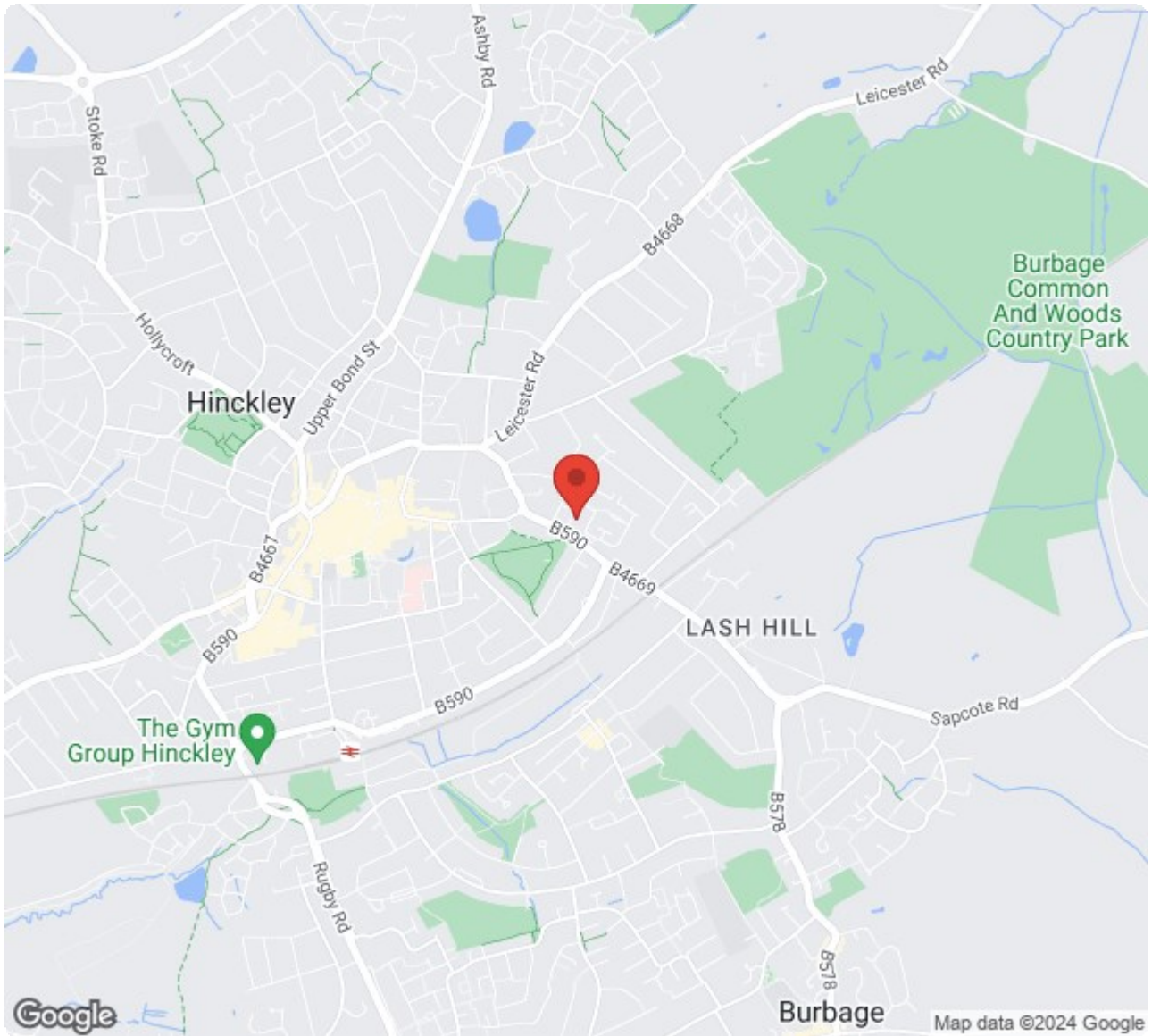
### OUTSIDE

The property is nicely situated set back from the road, having a double width tarmac driveway to front, leading to a single integral garage. An ornamental wrought iron gate and slabbed pathway leads down the side of the property. The rear garden has been hard landscaped, fully fenced having a slab patio adjacent to the rear of the property beyond which the garden is in slate chippings. The top of the garden is a L shaped timber decking patio, there is also a timber shed, outside lighting and cold water tap.

### GARAGE

8'8" x 16'5" (2.65 x 5.02)

With electric up and over door to front, with lighting and power, also has a plastic tiled flooring.



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			
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