



### 3 YEOMAN CLOSE, HINCKLEY, LE10 1EN

**OFFERS OVER £200,000**

**NO CHAIN!** Modern two bedroom Bloor built town house. Sought after and convenient cul de sac 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. The property is immaculately presented, benefitting from fitted wardrobes, gas central heating and UPVC SUDG.

Accommodation offers entrance hallway, separate WC, lounge and dining kitchen with integrated appliances including fridge, freezer and cooker. Two bedrooms (main with en suite shower room) and family bathroom with shower. Enclosed rear garden. Driveway to front offering parking for two cars.





## TENURE

Freehold

Council tax band - B

## ACCOMODATION

Composite front door to:

### ENTRANCE HALLWAY

With wall mounted RCD board, alarm system, single panelled radiator and wood effect vinyl flooring. Panelled door to:

### DOWNSTAIRS CLOAKROOM

With vinyl flooring, low level WC, wall mounted wash hand basin, tiled splashbacks and single panelled radiator.

### LOUNGE

10'0" x 14'10" (3.07 x 4.54)

TV aerial point, single panelled radiator, smoke alarm and stairs to first floor with spindle balustrades to first floor. Opening to:



### KITCHEN

13'6" x 8'6" (4.13 x 2.60)

A range of beech wood effect floor standing kitchen cupboard units with brushed chrome handles and stone effect worktop over. Inset one and a half bowl stainless steel single drainer sink with chrome mixer tap. Hotpoint built in oven with four ring electric Hotpoint hob and extractor fan above. Further range of matching wall units, one housing the Alpha combination boiler for central heating and domestic hot water. Integrated fridge and freezer. Single panel radiator, tile effect vinyl flooring and UPVC SUDG French doors to rear garden.



### FIRST FLOOR LANDING

Smoke alarm, loft access and panelled door to:

### REAR BEDROOM ONE

10'10" x 8'6" (3.32 x 2.60)

With single panelled radiator and Myson heating timer.



### FRONT BEDROOM TWO

13'6" x 7'10" (4.14 x 2.39)

With single panelled radiator, built in wardrobes with shelving and hanging rail.



### EN SUITE SHOWER ROOM

4'4" x 8'3" (1.34 x 2.53)

Three piece suite consisting of a wall mounted wash hand basin with chrome mixer tap, low level WC and glazed shower enclosure with tiled surround and Triton electric wall mounted shower. Inset spotlights, wall mounted towel heater and extractor fan.



### FAMILY BATHROOM

6'0" x 7'0" (1.83 x 2.15)

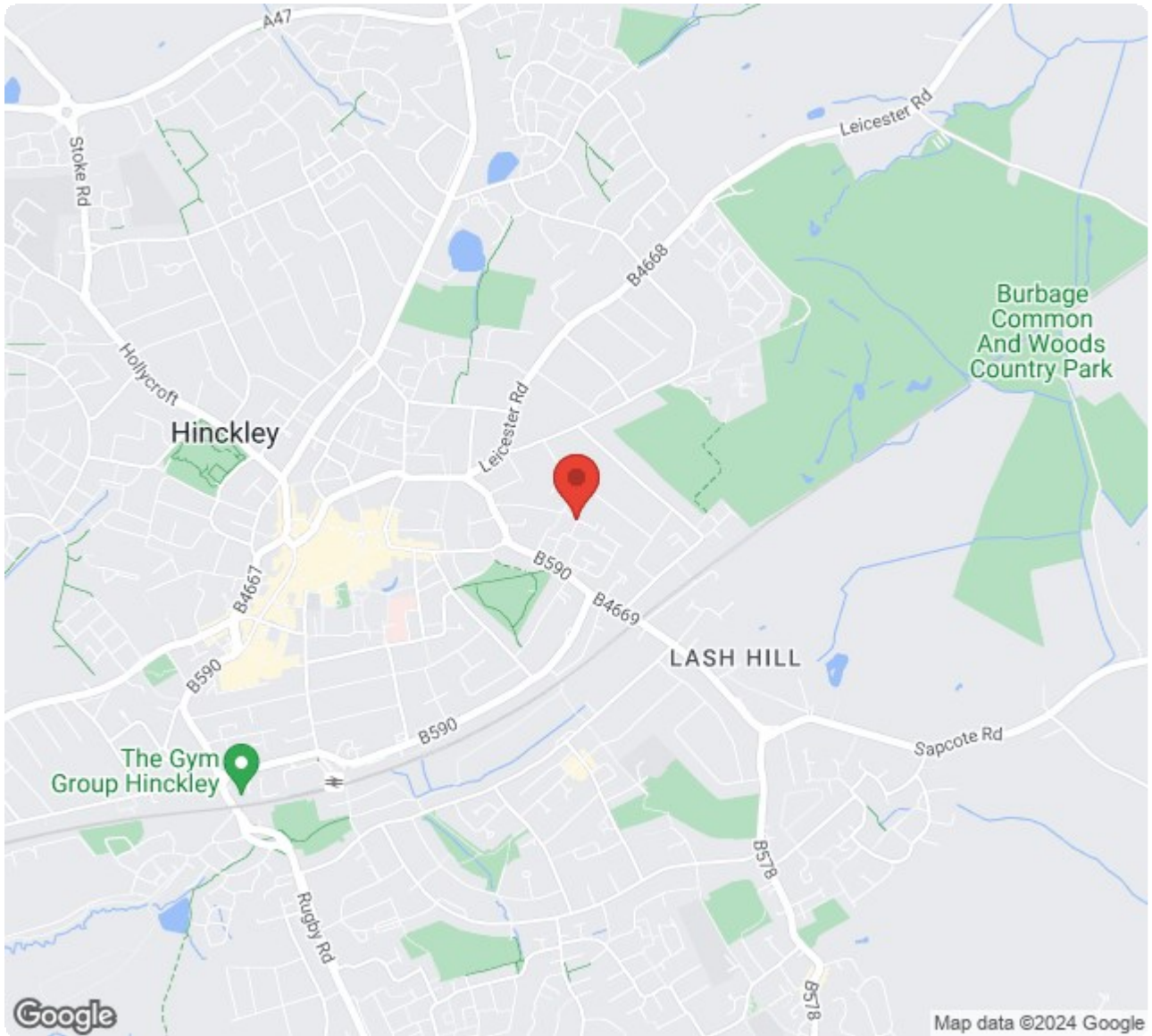
Three piece suite consisting of a wall mounted wash hand basin with chrome mixer taps, low level WC and panelled bath with chrome mixer tap and shower attachment. Tiled surrounds, extractor fan, vinyl flooring, inset spotlights, and wall mounted towel heater.



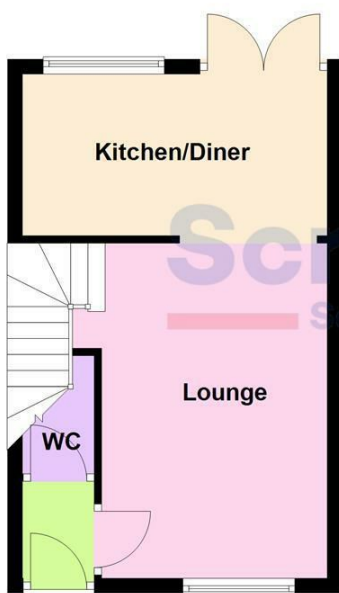
### OUTSIDE

To the front is a double width block paved driveway, concrete slabbed path and decorative stoned area. To the rear of the property there is a concrete slabbed patio adjacent to the rear of the property and concrete slabbed path to rear with access via a gate. Garden is fenced and enclosed, being predominantly laid to lawn.

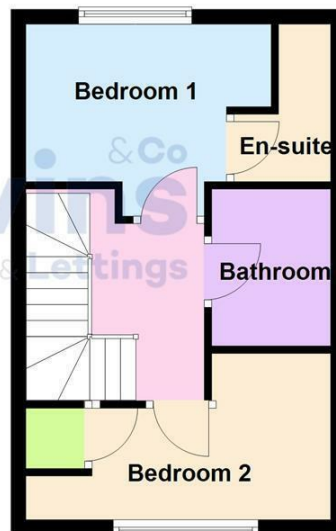




Ground Floor



First Floor



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 93        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 79                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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