



14 MILTON CLOSE, HINCKLEY, LE10 0ST

ASKING PRICE £280,000

Extended and refurbished modern semi detached family home. Sought after and convenient cul de sac location within walking distance of Battling Brook School, a parade of shops, doctors surgery, Hollycroft Park, the Town Centre, the Crescent, train and bus stations and good access to major road links. Immaculately presented including oak panelled interior doors, inset ceiling spotlights, feature fireplace incorporating a multi-fuel burner and refitted kitchen. Spacious accommodation offers entrance hallway, utility room, playroom, lounge and dining kitchen. Three bedrooms and bathroom with shower. Driveway to front. Well kept enclosed rear garden. Viewing highly recommended. Carpets, blinds, curtains and light fittings included.



TENURE

Freehold

ACCOMMODATION

Composite front door to

ENTRANCE HALLWAY

With laminate wood strip flooring and double panelled radiator, antique brass light fittings and power points in hallway and living room. Attractive oak panelled interior door to



PLAYROOM TO FRONT

12'11" x 8'4" (3.96 x 2.56)

With inset ceiling spotlights and double panelled radiator, gas and electric meters. TV aerial point. Attractive white panelled interior door to



UTILITY ROOM

With working surface and wall mounted cupboard, inset ceiling spotlights and laminate wood strip flooring. Smoke alarm and appliance recess point, space for a tumble dryer.

LOUNGE

22'10" x 9'4" (6.97 x 2.86)

With feature fireplace incorporating a multi fuel burner, a slate hearth with oak plinth above, TV aerial point and single panelled radiator x 2. UPVC SUDG French doors to the rear garden, 2 Telephone points. Attractive white panelled interior door to upstairs. Archway through to



REFITTED DINING KITCHEN TO REAR

20'0" x 6'10" (6.11 x 2.10)

With a fashionable range of floor standing cupboard units with roll edge working surfaces above, and inset four rings Zanussi gas hob, tiled splashbacks, attractive composite one and a half bowl sink with pull down tap and drainer, cupboard beneath. Integrated fridge, washing machine, dishwasher and Neff electric oven and grill. Double doors to a large pantry cupboard with shelving and power, wall mounted cupboard unit housing the Maxi gas condensing boiler for the central heating, inset ceiling spotlights and laminate wood strip flooring.



FIRST FLOOR LANDING

With loft access, the loft is partially boarded with pull down ladder. Attractive white panelled interior door to

REAR BEDROOM ONE

8'9" x 11'1" (2.68 x 3.39)

With two double built in wardrobes with rails, draws and shelving, Tv aerial point and single panelled radiator. Door to



FRONT BEDROOM TWO

8'8" x 10'11" (2.65 x 3.33)

With TV aerial point and single panelled radiator. Door to



FRONT BEDROOM THREE

9'2" x 6'3" (2.80 x 1.91)

With single panelled radiator and door to



FAMILY BATHROOM

6'9" x 8'10" (2.08 x 2.71)

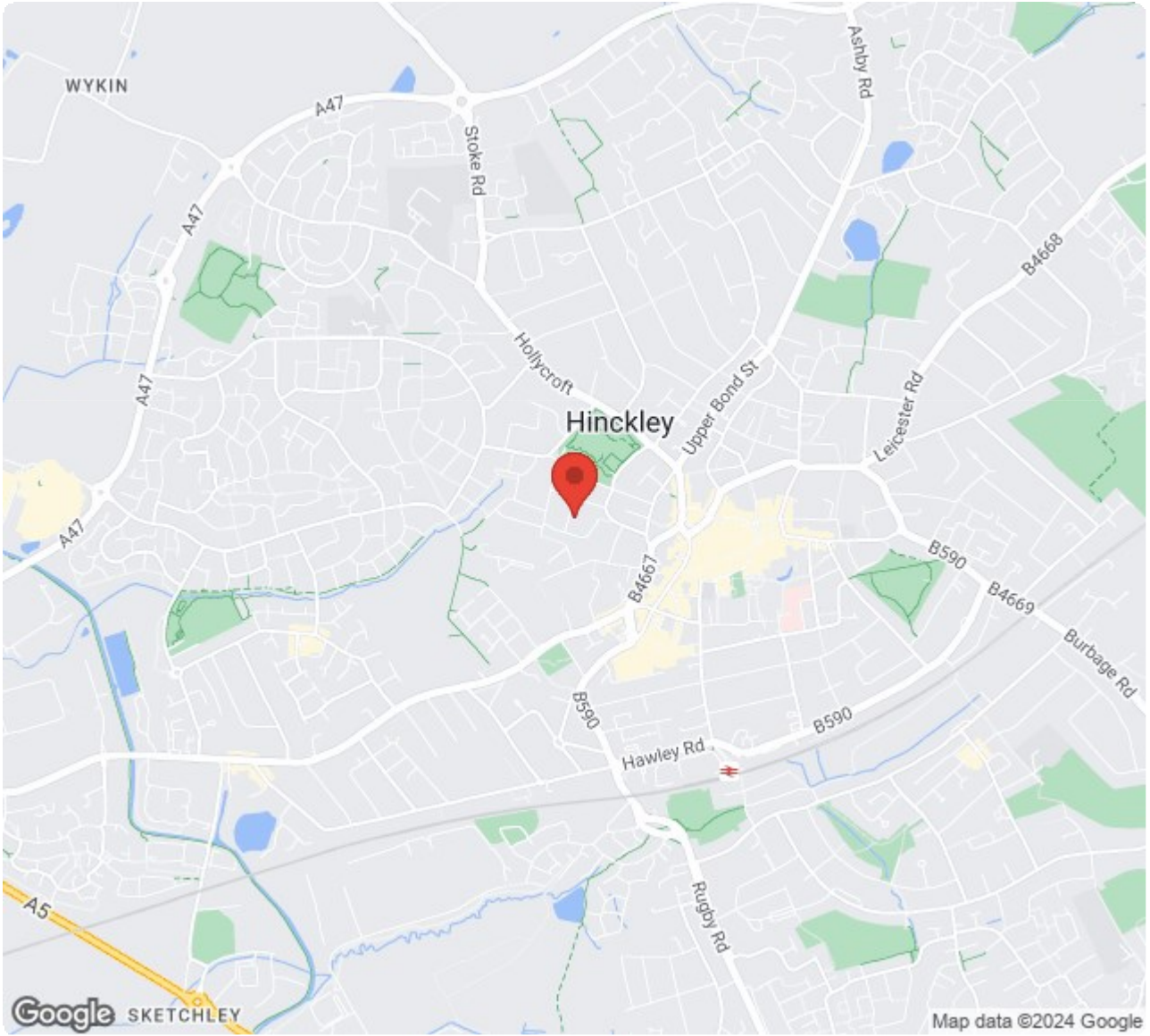
With white suite consisting panelled bath with electric Triton shower above and tiled surrounds, low level WC and pedestal wash hand basin. Door to the airing cupboard which houses the water tank for the hot water and a chrome heated towel rail.



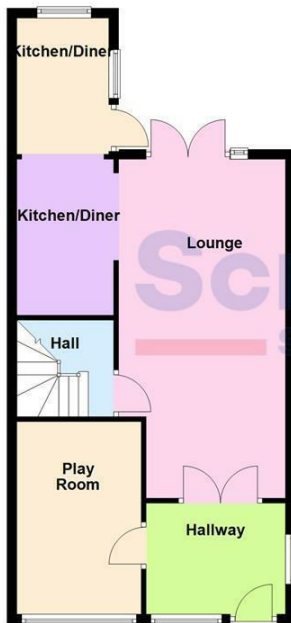
OUTSIDE

The property is nicely situated set well back from the road, with a tarmacadam and stone driveway to front. A slabbed pathway leads down the side of the property to a timber gate to the rear garden. Outside lighting. Good sized and enclosed rear garden, adjacent to the rear of the property is a slabbed patio area and surrounding raised sleeper beds. A slabbed pathway through a low level picket gate to the garden. The garden is laid to lawn with surrounding raised sleeper beds which are well stocked and established. Towards the top of the garden there is a large slabbed patio area for approximately 3.5 metres. There is also outside lighting and an outside tap and power point.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	



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