



22 HADRIAN CLOSE, HINCKLEY, LE10 0NL

OFFERS OVER £240,000

Attractive modern 2002 Jelson built semi detached family home. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook School, local parks, the Town Centre and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SIDG and UPVC soffits and fascias. Offers entrance hall, separate WC, fitted dining kitchen and lounge with feature fireplace. Three bedrooms and bathroom with shower. Wide driveway. Ample room for a garage/ extension subject to planning permission. Front and enclosed rear garden with shed. Viewing recommended. Carpets, blinds and shed included.



TENURE

Freehold

ACCOMMODATION

Attractive panelled SUDG front door to

ENTRANCE HALLWAY

with single panelled radiator. Wired in smoke alarm. Telephone point. Wall mounted consumer unit. Thermostat for central heating system. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath with lighting. Attractive white 6 panelled interior doors to



SEPARATE WC

with white suite consisting low level WC. Wall mounted sink unit. Tiled splashbacks. Radiator.

FITTED DINING KITCHEN TO FRONT

12'11" x 8'5" (3.95 x 2.58)

with a range of matte grey fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting roll edge working surfaces above with inset four ring stainless steel gas hob unit. Single oven with grill beneath, integrated extractor hood above. White tiled splashbacks. Further matching wall mounted cupboard units, one concealing the gas boiler for central heating and domestic hot water with digital programmer. Appliance recess points. Plumbing for automatic washing machine and dishwasher. Ceramic tiled flooring. Radiator. Wood panelled and SUDG door leads to the side of the property.

REAR LOUNGE

15'6" x 11'4" (4.73 x 3.46)

with feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Radiator. TV aerial point. UPVC SUDG French doors to rear garden.



FIRST FLOOR LANDING

with white spindle balustrades. Wired in smoke alarm. Door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary domestic hot water. Loft access, partially boarded with lighting.

REAR BEDROOM ONE

8'5" x 14'8" (2.57 x 4.49)

with radiator. TV aerial point.



BEDROOM TWO TO FRONT

8'5" x 9'10" (2.57 x 3.00)

with radiator.



BEDROOM THREE TO REAR

6'8" x 8'2" (2.05 x 2.51)

with radiator.



BATHROOM TO FRONT

6'9" x 6'10" (2.06 x 2.10)

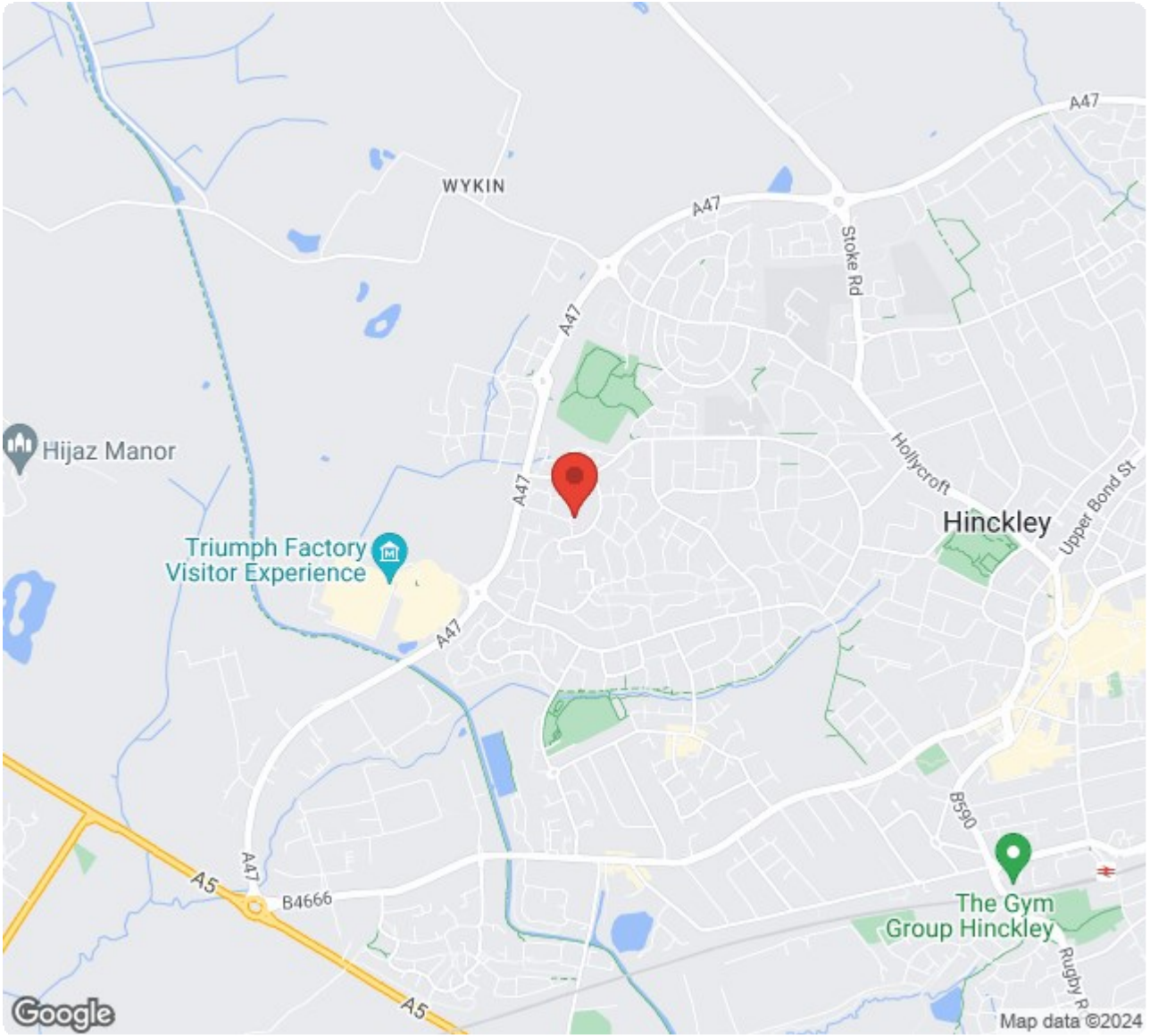
with white suite consisting panelled bath, shower unit above. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. Radiator. Extractor fan.



OUTSIDE

the property is nicely situated in a cul de sac set back from the road. The front garden principally laid to lawn. A wide driveway leads down the side of the property where there is car parking for at least two cars. There is ample room for a garage or extension (subject to planning permission). A timber gate offers access to the fully fenced and enclosed rear garden which has a full width timber decking patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding beds. Timber shed. There is a cold water tap to the front of the property and a security light to the side of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		75	
(69-80) C			
(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 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

