

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



9 ALDIN WAY, HINCKLEY, LE10 0GE

OFFERS OVER £300,000

A chain-free, modern, and refurbished detached family home overlooking a community green field. Conveniently located within walking distance of Hinckley town centre, with easy access to shops, schools, transport links, and the A5/M69. The property features high-quality finishes, including engineered oak flooring, white panelled doors, and gas central heating with Nest controls. The spacious layout includes an entrance hall, open-plan lounge and dining room, modern kitchen, and a separate WC. Upstairs, there are three bedrooms, with the master benefiting from an en-suite shower room, plus a family bathroom. Outside, a large double driveway, which can accommodate at least two cars, leads to a single garage with a smart electric roller door. A side path provides access to the private, enclosed rear garden. The front enjoys lovely views over the green, perfect for walks and play. Viewing is highly recommended.



TENURE

Freehold

ACCOMMODATION

UPVC composite front door to

ENTRANCE HALLWAY

Featuring a wired Ring doorbell, engineered oak flooring, and a wired doorbell chime. The hallway also includes a security alarm programmer and wall-mounted coat hooks. From the hallway, there is access to:

DOWNSTAIRS WC

2'10" x 4'6" (0.88 x 1.39)

To the left of the hallway, the WC is fitted with engineered oak flooring, a single panelled radiator, and a wall-mounted sink with a waterfall tap and tiled splashback. The vanity unit includes wooden shelving.



THROUGH DINING LOUNGE

10'1" x 20'9" (3.08 x 6.33)

From the hallway, this spacious area features engineered oak flooring, a double panelled radiator, and a wall-mounted decorative anthracite radiator. The room includes concealed pipework for a gas fire, wall-mounted Nest heating controls, and both TV aerial and internet points. UPVC double-glazed French doors lead to the rear garden.



KITCHEN

7'8" x 10'1" (2.34 x 3.09)

Continuing from the dining lounge, the kitchen is fitted with wood-effect tiled flooring, a decorative anthracite radiator, and a geometric mural. It features a range of floor-standing units in Duck egg blue with brass accents, incorporating a built-in dishwasher, washer dryer, and fridge freezer. The laminated wood worktop houses a Hotpoint built-in oven with a four-ring electric induction hob and a wall-mounted extractor fan. The kitchen also includes a one-and-a-half bowl stainless steel sink with chrome mixer taps, tiled splashbacks, and inset spotlights. A UPVC double-glazed door provides side access.



FIRST FLOOR LANDING

A dogleg staircase with spindle balustrades leads to the first-floor landing, which provides loft access and includes a Nest smoke alarm. There is a panelled door to a storage cupboard with shelving. From the landing, there is access via panelled doors to:



REAR MASTER BEDROOM

9'7" x 11'10" (2.93 x 3.62)

This bedroom features a single panelled radiator and mirrored wardrobes that can remain. The ceiling fan light is also included. Access to:



EN-SUITE SHOWER ROOM

8'10" x 6'2" max (2.71 x 1.90 max)

The en-suite is fitted with tiled flooring and a luxurious three-piece suite, including a low-level WC, a vanity wash hand basin with a chrome mixer tap, and a glazed shower enclosure featuring dual showerheads. The room also includes a touch-sensitive mirror with built-in lighting and a shaving socket, inset spotlights, tiled surrounds, a chrome towel heater, and a Vent Axia extractor fan.



BEDROOM TWO

9'5" x 9'9" (2.88 x 2.98)

Located at the front of the house, this bedroom overlooks the community green. It features a single panelled radiator and double built-in wardrobes with panelled doors, shelving, and a hanging rail. The room is also equipped with a hard-wired Ethernet point, providing a direct connection to the main internet hub.



BEDROOM THREE

7'5" x 8'8" (2.28 x 2.65)

This bedroom features a single panelled radiator and a built-in cupboard with shelving and a hanging rail.



FAMILY BATHROOM

8'11" x 6'1" (2.74 x 1.86)

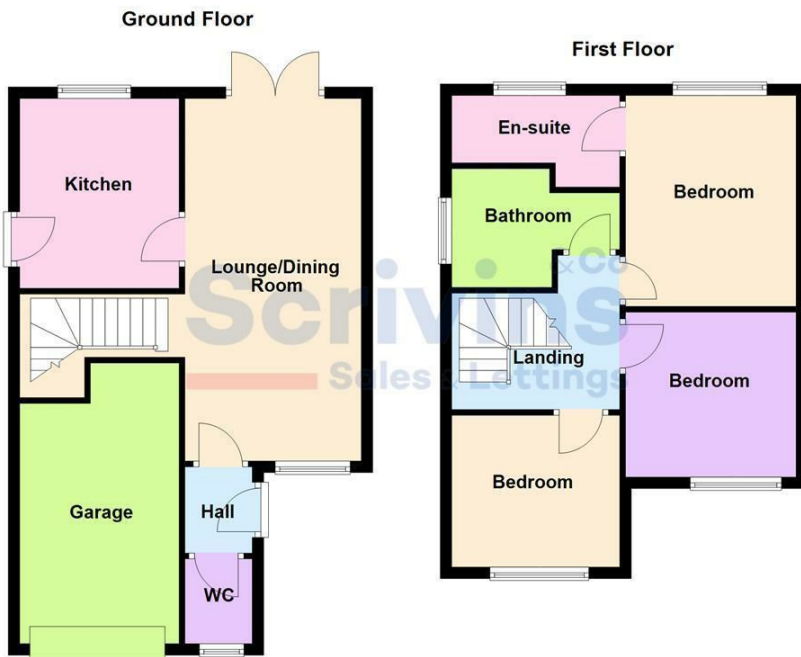
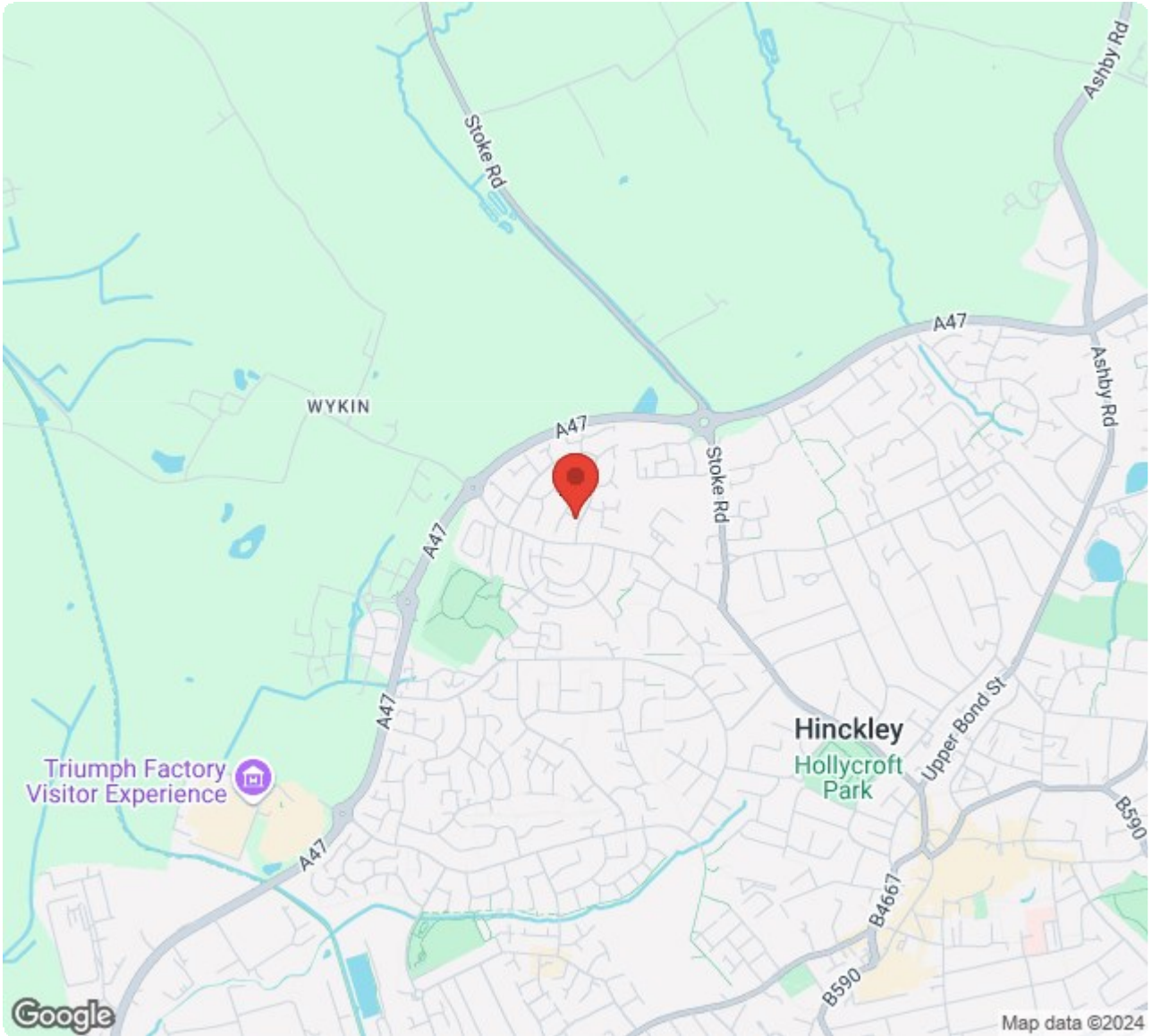
The family bathroom is equipped with tiled flooring and a three-piece suite, including a low-level WC, a vanity wash hand basin with a chrome mixer tap, and a panelled bath with chrome mixer taps and a shower attachment. The bathroom also includes a single panelled radiator, a shaving socket, an extractor fan, and inset spotlights.



OUTSIDE

To the front of the property is a tarmac driveway with block-paved edging and a decorative stoned area to the right. A concrete slabbed path leads to the front doorway. The single garage features an electric roller door, complete with power and lighting, and includes a water tap. The garage also houses the RCD fuse board and the Worcester Bosch combination boiler, which provides domestic hot water and gas central heating.

At the rear of the property, there is a slabbed patio adjacent to the house, providing an ideal space for outdoor dining and relaxation. The garden is predominantly laid to lawn and is enclosed by a combination of brick walls and fencing, ensuring privacy. The garden also includes a decorative stoned area and a composite shed, which will remain with the property. Additional features include outside lighting and a water tap.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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	



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