

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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16 WOOD STREET CLOSE, HINCKLEY, LE10 1JS

ASKING PRICE £240,000

Attractive modern Jeffcote built end town house with garage. Sought after and highly convenient private block paved cul de sac location within walking distance of the town centre, the Crescent, schools, doctors, dentists, Leisure Centre, parks, train and bus stations and good access to major road links. Immaculately presented including solid wood doors, wood effect laminate flooring, spindle balustrades, modern kitchen, gas central heating and UPVC SUDG. Offers entrance porch, lounge, dining room, kitchen, office & conservatory. Two bedrooms and shower room. Double width driveway to garage. Hard landscaped rear garden. Viewing recommended. Carpets, curtains, blinds and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

solid timber glazed front door to:

ENTRANCE PORCH

Tiled flooring and surrounds, burglar alarm programmer and solid wood and glazed door to:

LOUNGE

10'10" x 15'2" (3.31 x 4.63)

Wood effect laminate flooring, feature fireplace with timber mantle, marble backing and hearth incorporating gas fire. Single panel radiator, solid wood spindle balustrade staircase to first floor. Archway to:



HOME OFFICE

7'2" x 12'1" (2.20 x 3.69)

with wood effect laminate flooring, single panel radiator, extractor fan and internet point.



DINING ROOM

8'9" x 9'0" (2.67 x 2.76)

Wood effect laminate flooring, single panel radiator, Worcester heating thermostat and wall light. Door to:



KITCHEN

9'10" x 8'9" (3.02 x 2.68)

Range of floor standing pine wood cupboard units with stone effect roll edge working tops over. Stainless steel drainer sink with chrome mixer tap. Five ring gas hob with extractor above and integrated Bosch electric oven. Built in microwave, fridge freezer and Bosch dishwasher. Tiled splash backs and tiled flooring. Further range of pine wood wall mounted cupboard units. Hardwood glazed doors to:

CONSERVATORY

7'2" x 11'2" (2.19 x 3.42)

Tiled flooring, wall mounted electric heater, electric and lighting. French doors to rear garden.



FIRST FLOOR LANDING

Inset spotlights, smoke alarm and loft access. Timber fronted, chrome handled cupboard units for storage. Doors to:

BEDROOM ONE TO FRONT

14'7" x 8'9" (4.45 x 2.69)

Triple width built in wardrobes with shelving and hanging rail. Wood effect laminate flooring, radiator and wall lights.



BEDROOM TWO TO REAR

11'4" x 12'11" (3.47 x 3.96)

Wood effect laminate flooring and radiator.



SHOWER ROOM

8'2" x 5'10" (2.50 x 1.80)

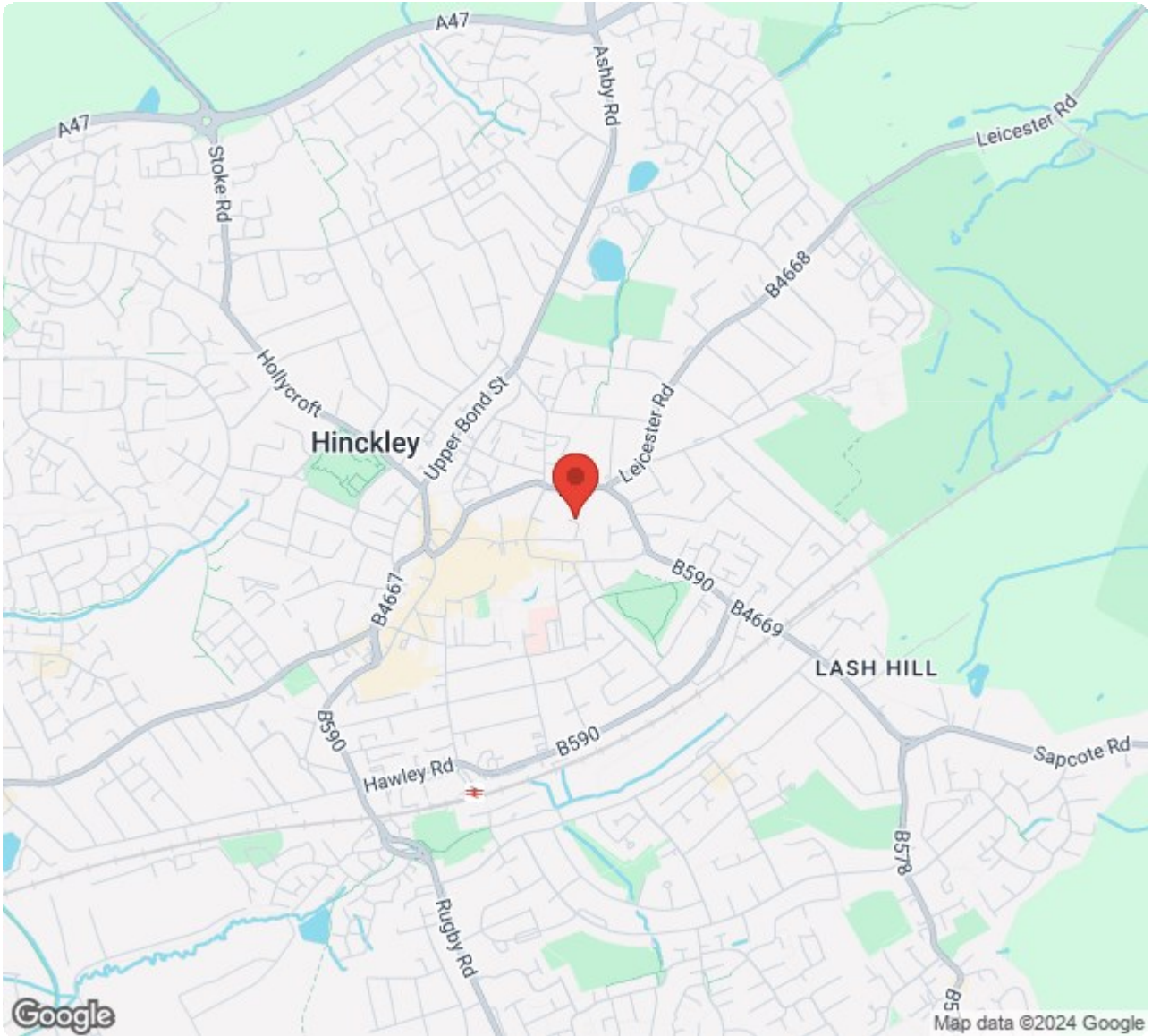
Three piece suite consisting sink/toilet vanity unit with chrome mixer tap and storage beneath. Large corner shower enclosure with wall mounted bar shower. Extractor fan, tiled flooring, inset ceiling spotlights and wall mounted chrome towel heater.

OUTSIDE

To the front is a double width driveway in block paving and decorative stone. Roller garage door to storage section to the garage. Rear garden with slabbed patio adjacent to the rear of the property with low level retaining wall, behind which is a pond. The garden is fenced and enclosed. Gate to the rear, leading onto public footpath and there are a further two patios to the bottom of the garden.



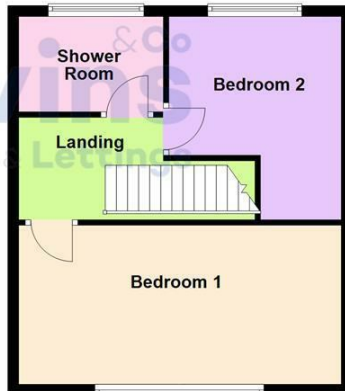




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(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	



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