

# Scrivins & Co

## Sales & Lettings

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

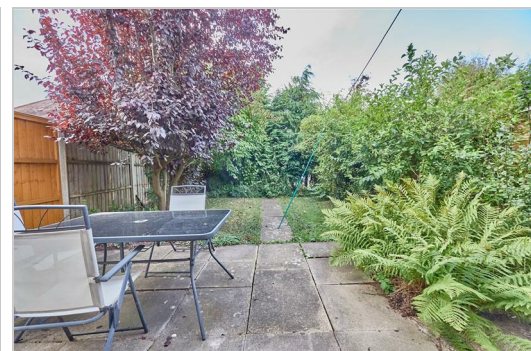
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## 7 DALE END CLOSE, HINCKLEY, LE10 0PD

**OFFERS OVER £200,000**

Well presented and refurbished modern semi detached 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, parks, bars, restaurants and with good access to A5 and M69 motorway. Benefits include white panelled interior doors, wooden flooring, feature fireplace, refitted kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, lounge and dining kitchen with built in appliances. Two good bedrooms and bathroom with shower. Wide driveway to large single garage. Enclosed rear garden. Viewing recommended. Carpets included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B

### **ACCOMMODATION**

UPVC SUDG front door to:

### **ENTRANCE PORCH**

Laminate wood strip flooring, overhead lighting and fitted storage/meter cupboard. UPVC SUDG leads to:

### **FRONT LOUNGE**

12'4" x 14'7" (3.76 x 4.47)

Feature fireplace with raised tiled hearth and mantle incorporating fitted gas fire. Oak finish laminate wood strip flooring, double panel radiator, TV aerial point and Hive thermostat for central heating. Stairway to first floor. Attractive six panel white interior door to:



### **REFITTED DINING KITCHEN TO REAR**

12'3" x 9'6" (3.75 x 2.91)

Fashionable range of white woodgrain fitted kitchen units with soft close doors consisting inset cream single drainer resin sink with mixer tap above and cupboard beneath. Further range of floor mounted cupboard units and three drawer unit with contrasting walnut finish roll edge working surfaces above and tiled splashbacks. Inset four ring induction hob unit and single fan assisted oven with grill beneath. Further matching wall mounted cupboard units and gallery shelving. Integrated dishwasher. Inset ceiling spotlights, radiator and woodgrain flooring. UPVC SUDG patio doors to the rear garden.

### **FIRST FLOOR LANDING**

Loft access with aluminium ladder, the loft is partially boarded with lighting.

### **FRONT BEDROOM ONE**

9'11" x 12'4" (3.03 x 3.77)

Range of bedroom furniture in white consisting one double and two single wardrobe units and chest of drawers. Radiator.



### **REAR BEDROOM TWO**

9'9" x 6'8" (2.98 x 2.05)

Radiator and airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.



### **REFITTED BATHROOM TO REAR**

5'4" x 6'8" (1.65 x 2.04)

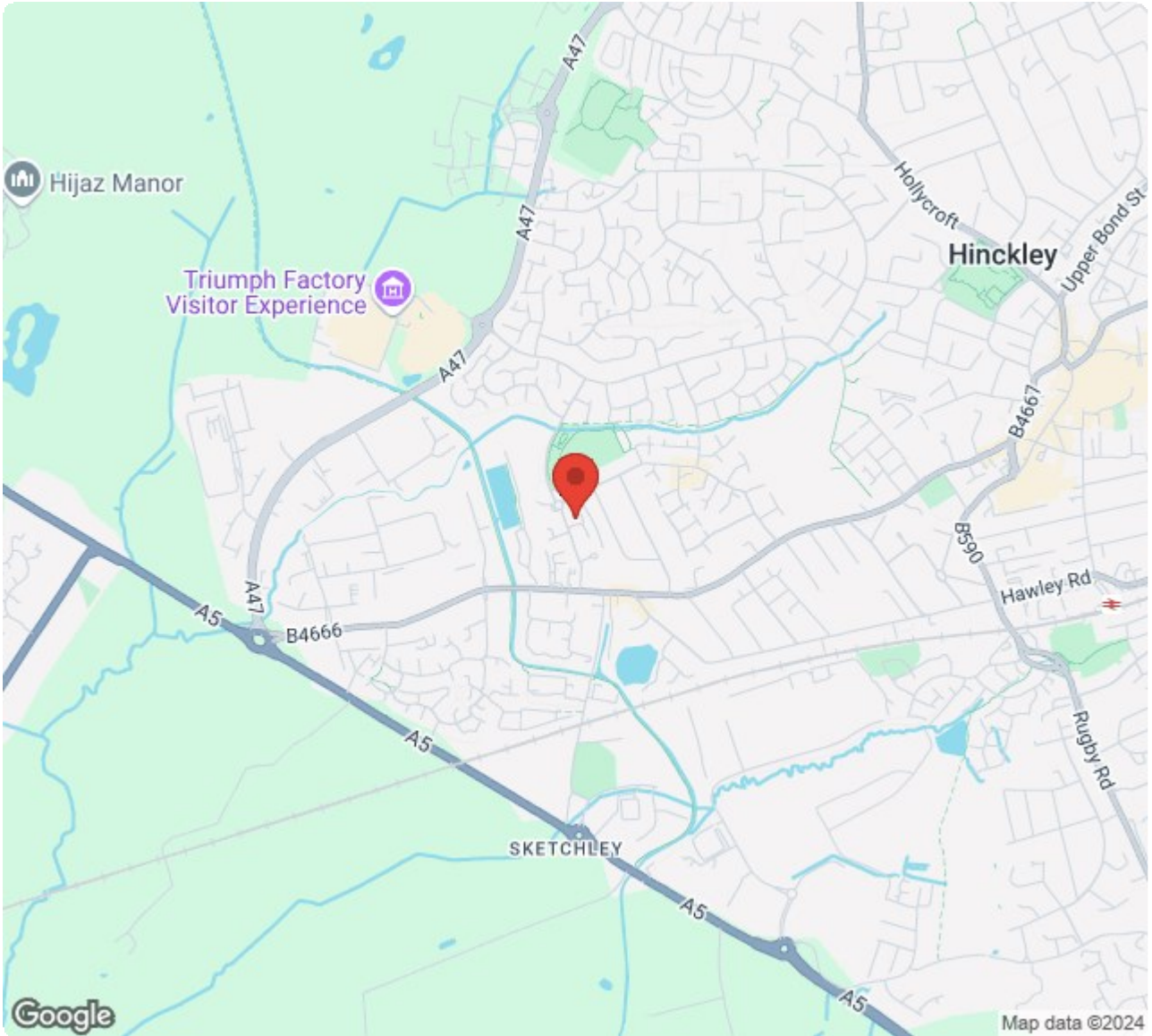
White suite consisting panelled bath with electric shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting grey tiled surrounds, heated towel rail and extractor fan.

### **OUTSIDE**

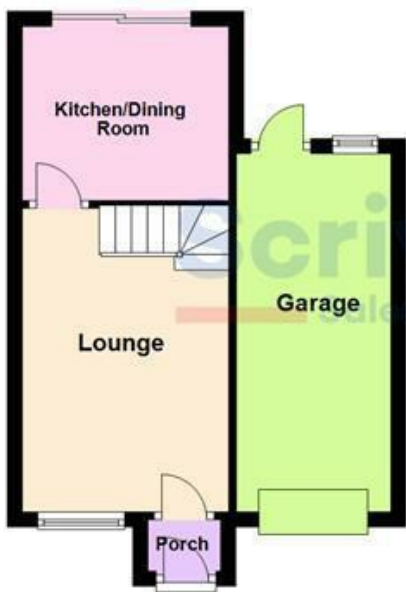
The property is nicely situated in a cul de sac, set back from the road having a full width stone driveway to front offering ample

car parking and leading to the single brick built 2.27m x 5.90m with up and over door to front, pedestrian door and window, and having light and power. Fully fenced and hedged rear garden which has a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding beds and borders. Outside light.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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			
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