



### 5 FARNEWAY, HINCKLEY, LE10 0SN

**OFFERS OVER £260,000**

**NO CHAIN!** Spacious, three bedroomed detached family home. Sought after and convenient location within walking distance of the town centre, The Crescent, Westfield Junior School, doctors, dentist, parks, train and bus stations and good access to major road links. The property includes a feature fireplace, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room and fitted kitchen. 3 bedrooms and shower room. Driveway to front and side leading to a brick built garage. Well kept front and rear garden. Viewing highly recommended. Carpets and blinds included.



## TENURE

Freehold

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE HALLWAY

With single panelled radiator, smoke alarm, door to cupboard housing the Gas meter, Electric meter, RCD fuse board, wall mounted coat hooks. Door to under stairs cupboard for storage, panelled door to



## KITCHEN

8'2" x 12'0" (2.51 x 3.66)

With tile effect vinyl flooring, a range of hardwood floor standing cupboard units with tile effect roll edged worktop, single stainless steel drainer sink with chrome mixer tap. Tiled splashbacks, further matching range of wall cupboard units, plumbing for a washing machine. Door to further under stairs storage with shelving. Sliding door to



## DINING ROOM

10'0" x 9'1" (3.07 x 2.79 )

With double panelled radiator, UPVC SUDG sliding doors to rear garden, archway to



## LOUNGE

12'4" x 16'10" into the bay ( 3.76 x 5.15 into the bay)

With double panelled radiator, TV aerial point, feature fireplace with tiled hearth and timber mantle and stone backing incorporating a gas fireplace. There has been a re wire downstairs. Stairs to



## FIRST FLOOR LANDING

With smoke alarm, loft access which is partially boarded. Door to

### REAR BEDROOM ONE

12'5" x 11'9" (3.81 x 3.59)

With single panelled radiator, white painted timber cupboards with shelving housing the Valliant combination boiler for domestic hot water and gas central heating. Door to



### FRONT BEDROOM TWO

10'10" x 11'7" (3.32 x 3.54)

With single panelled radiator. Door to



### FRONT BEDROOM THREE

7'5" x 8'1" (2.27 x 2.48)

With single panelled radiator. Door to



### REAR SHOWER ROOM

5'10" x 6'9" (1.79 x 2.07)

With single panelled radiator, three piece suite consisting of a blue low level WC, blue pedestal wash hand basin, glazed shower screen and shower tray with wall mounted Bristan electric shower. Tiled surrounds.

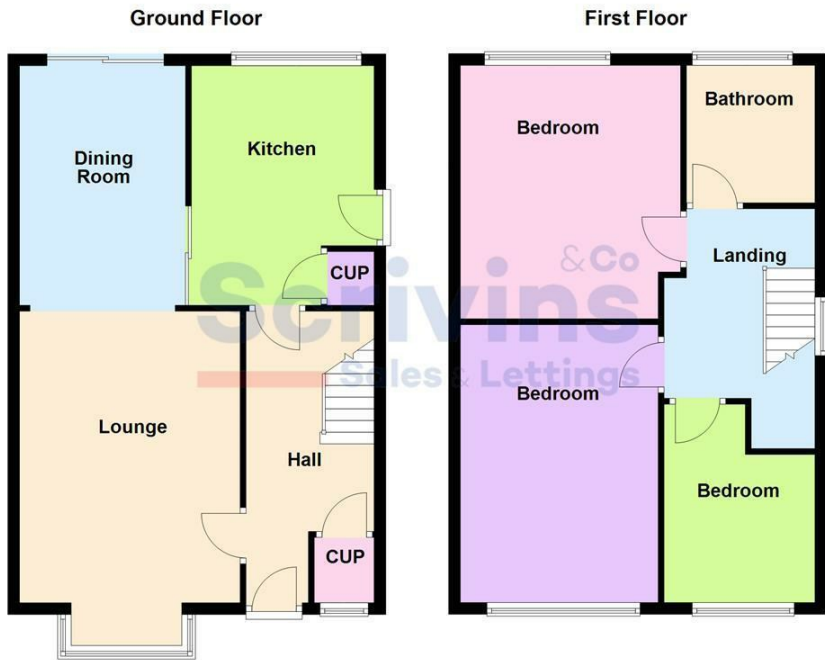
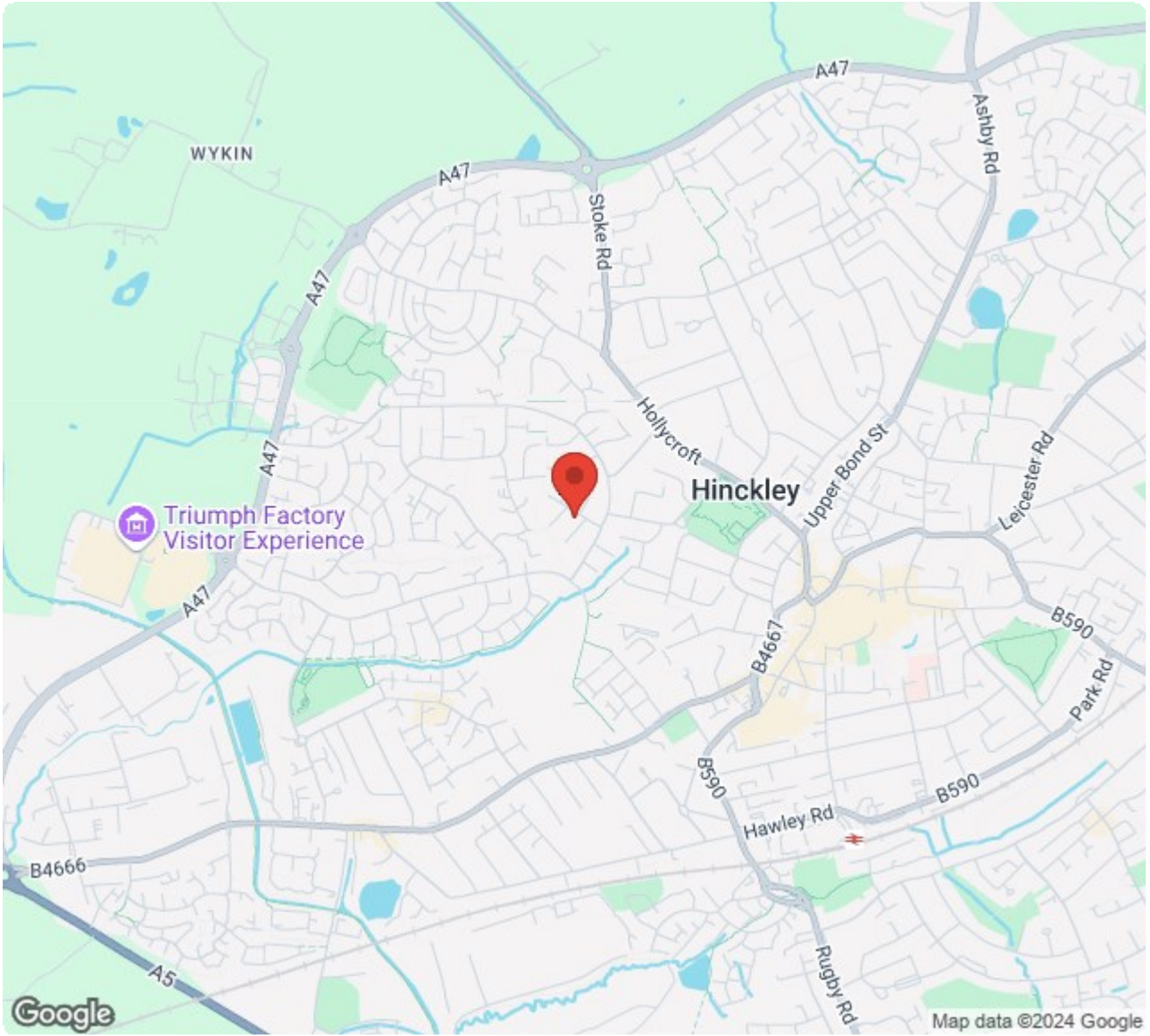


### OUTSIDE

Outside the property to front is an area of grass with a flower bed, & mature shrubs tarmac driveway leading to a single garage, with white up and over door, UPVC SUDG side window and timber side door for pedestrian access. The garage has electric. There is also wrought iron gates leading to the side of the property. The rear garden has a slabbed patio adjacent to the property, the garden is predominantly laid to lawn, enclosed with fencing and hedging with slabbed path through the centre. There is also an outside tap.







| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         | 84        |
| (81-91)   | B |                         |           |
| (69-80)   | C | 71                      |           |
| (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 <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 |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



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