



21 WENSUM CLOSE, HINCKLEY, LE10 0XH

OFFERS OVER £190,000

Attractive modern town house sought after and convenient cul de sac location. Within walking distance of a parade of shops, doctors surgery, local schools, local parks, the town centre, The Crescent, the train station and with good access to major road links. The property benefits from white panelled interior doors, feature fireplace, gas central heating, UPVC SUDG, spindle balustrades and refitted bathroom. Offers canopy porch, entrance hallway, fitted kitchen, lounge dining room and UPVC SUDG conservatory with solid roof. Two bedrooms (one with fitted wardrobes) and family bathroom with shower. Driveway to front. Enclosed hard landscaped sunny rear garden. Carpets, blinds, curtains and light fittings included.



TENURE

Freehold

ACCOMMODATION

Open pitched and tiled canopy porch, storage cupboard. Post box and outside lighting. UPVC SUDG front door to

ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades, double panelled radiator, wall mounted electric consumer unit and wall mounted thermostat for the central heating. White panelled interior door to



FRONT KITCHEN

9'8" x 5'7" (2.95 x 1.72)

With a range of fitted floor standing cupboard units and drawers, inset four ring gas hob with extractor hood above. Appliance recess points, further wall mounted cupboards units, one housing the wall mounted Worcester gas combination boiler for central heating and domestic hot water. Inset stainless steel sink and drainer with mixer tap above, cupboard beneath. Plumbing for automatic washing machine, tiled flooring and single panelled radiator. Door to



REAR LOUNGE/DINING ROOM

10'1" x 11'10" (3.09 x 3.62)

With feature fireplace, marble hearth and backing, with wooden surround. TC aerial point, coving to ceiling, double panelled radiator. Door to useful under stairs storage cupboard. UPVC SUDG sliding doors to



UPVC SUDG CONSERVATORY

8'0" x 8'3" (2.45 x 2.53)

With lighting.



FIRST FLOOR LANDING

With loft access, loft is partially boarded with lights, door to

REAR BEDROOM ONE

9'4" x 11'10" (2.87 x 3.62)

With coving to ceiling, double panelled radiator. Door to



FRONT BEDROOM TWO

9'9" x 9'6" (2.98 x 2.91)

With coving to ceiling, built in wardrobes consisting one single cupboard and a double wardrobe. Double panelled radiator. Door to



BATHROOM

6'10" x 5'5" (2.09 x 1.66)

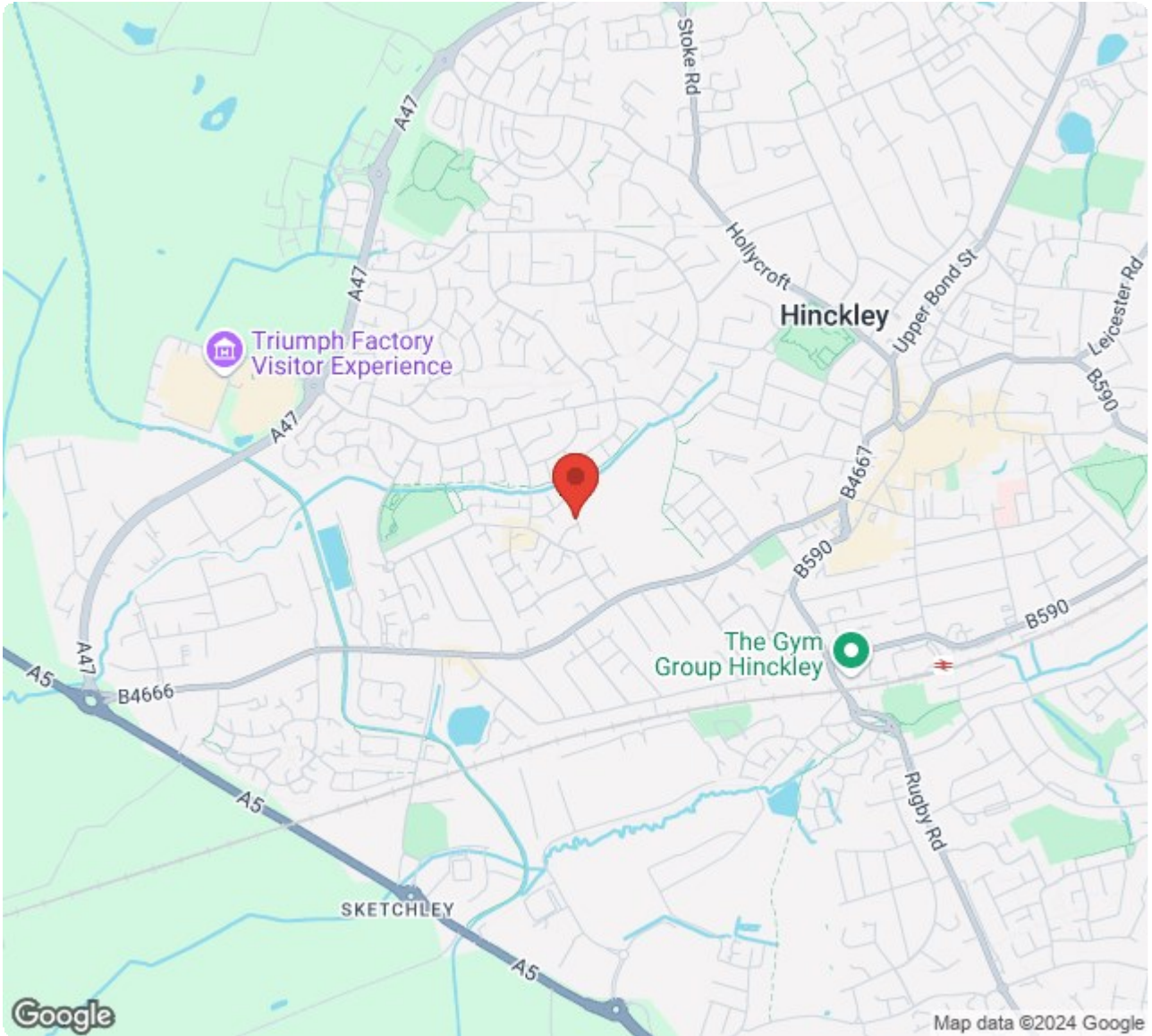
With white suite consisting panelled bath with mixer shower above including rainfall shower attachment and tiled surrounds. Low level WC and vanity sink unit. Vinyl flooring, extractor fan.



OUTSIDE

The property is nicely situated set well back from the road with a block paved driveway to front, remainder of the front garden is in stone. At the rear of the property is the fenced and enclosed rear garden is hard landscaped for easy maintenance, there is an outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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 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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