

Scrivins & Co

Sales & Lettings

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

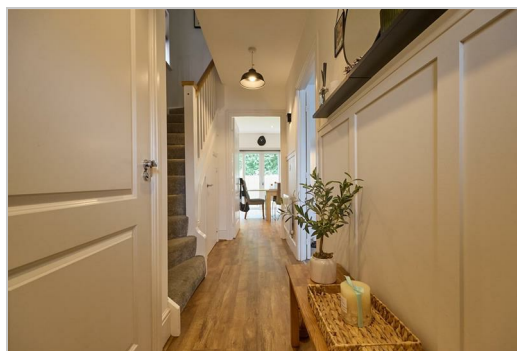
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16 RIETH CLOSE, HINCKLEY, LE10 0YR

OFFERS OVER £295,000

Impressive 2018 Redrow built semi detached family home. Sought after and highly convenient development within walking distance of the town centre, the Crescent, local schools, doctors, dentist, train and bus stations, with gated access to Clarendon Park and good access to A5 and M6 motorway. Immaculate contemporary style interior, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wood panelling, Amtico flooring, wired in smoke alarms, solar panels, gas central heating, UPVC SUDG and UPVC SUDG soffits and fascias. Spacious accommodation offers canopy porch, entrance hallway, lounge, open plan living dining kitchen and utility station. Three bedrooms (main with en suite shower room) and family bathroom. Double width driveway and enclosed rear garden. Viewing recommended.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Attractive composite front door to

ENTRANCE HALLWAY

With Laminate wood strip flooring, attractive wall panelling, single panelled radiator, smoke alarm. Stairway to first floor with spindle balustrades. Useful under stairs storage cupboard Attractive white panelled interior door to



SEPARATE WC

With low level WC, pedestal wash hand basin and single panelled radiator. Inset ceiling spotlights and consumer unit.



FRONT LOUNGE

15'10" x 10'9" (4.83 x 3.28)

With TV aerial point, wall panelling, single panelled radiator, telephone point. Door to



REAR DINING KITCHEN

17'8" x 11'11" (5.39 x 3.64)

With a fashionable range of floor standing kitchen units with roll edge working surfaces above, inset one and a half bowl stainless steel sink and drainer with mixer taps above, cupboard beneath. Integrated fridge, freezer and dishwasher. Inset ceiling spotlights, UPVC SUDG French doors to the rear garden and door to a utility cupboard which houses the washing machine and tumble dryer. Attractive tall radiator, laminate wood strip flooring, four ring gas hob with stainless steel extractor hood above, AEG electric oven and grill.



FIRST FLOOR LANDING

With loft access. Airing cupboard which houses the Worcester gas combination boiler for central heating and domestic hot water. White panelled interior door to

FRONT BEDROOM ONE

10'9" x 11'3" (3.30 x 3.43)

With single panelled radiator, wall panelling, TV aerial point. Door to



EN-SUITE SHOWER ROOM

6'11" x 4'0" (2.11 x 1.24)

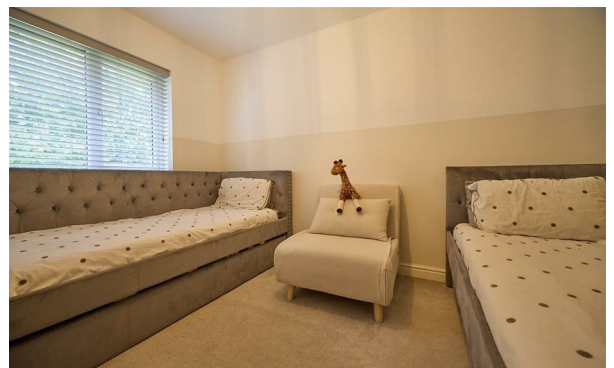
With white suite consisting enclosed shower cubicle with tiled surrounds, inset ceiling spotlights, low level WC, pedestal wash hand basin and extractor fan.



REAR BEDROOM TWO

11'8" x 10'9" (3.58 x 3.29)

With single panelled radiator. Door to



REAR BEDROOM THREE

8'6" x 8'6" (2.60 x 2.60)

With single panelled radiator. Door to



FRONT FAMILY BATHROOM

5'4" x 6'6" (1.64 x 1.99)

With white suite consisting panelled bath with mixer shower, fully tiled surrounds, low level WC, pedestal wash hand basin. Extractor fan and inset ceiling spotlights.

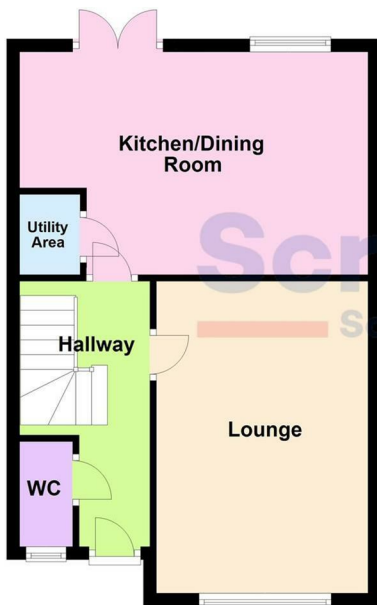


OUTSIDE

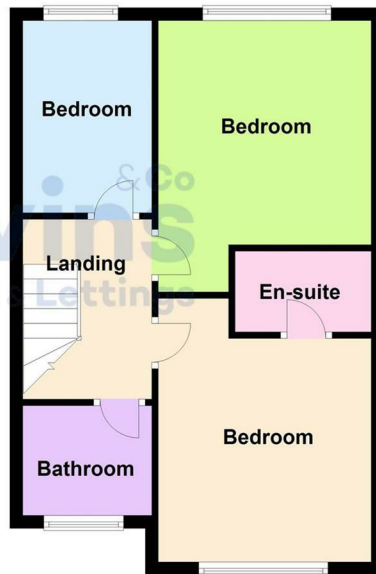
To the front of the property is a double width tarmac driveway. Through timber gates and pathway to side is the good sized fenced and enclosed rear garden. Adjacent to the rear of the property is a slabbed patio, the remainder of the garden being principally laid to lawn with surrounding well stocked beds. There are solar panels which are owned by the property which can offer reduced electricity bills.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	88
(81-91) B			
(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			
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