

Scrivins & Co

Sales & Lettings

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7 PENZANCE CLOSE, HINCKLEY, LE10 1XJ

ASKING PRICE £475,000

Extended and refurbished modern David Wilson built detached family home with a granny annexe/home office suite, sought after and convenient cul-de-sac location within easy reach of the town centre, The Crescent, local schools, train and bus stations, doctors, dentists, parks, open countryside and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panel interior doors, spindle balustrades, ceramic tile flooring, wood burning stove, refitted kitchen and bathroom, fitted wardrobes, spotlights, gas central heating, UPVC SUDG double glazing and UPVC soffits and fascias. Accommodation offers entrance porch, entrance hall, separate WC, study, lounge, dining room, breakfast kitchen with utility area. Granny annexe/home office suite offers lounge, one bedroom and shower room. First floor offers four bedrooms, main with en suite shower room, family bathroom. Wide driveway offering ample car parking and a hard landscaped sunny rear garden with summer house and shed. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC SUDG and leaded front door with matching surrounds to

ENTRANCE PORCH

With ceramic tiled flooring, overhead lighting, door to a cloak cupboard with coat hooks and lighting. White wood panel and glazed door to

ENTRANCE HALLWAY

With laminate wood strip flooring, radiator, thermostat for central heating system, coving to ceiling. Useful under stairs storage cupboards . Attractive white three panelled interior doors to

DOWNSTAIRS WC

With low level WC and pedestal wash hand basin.

OPEN PLAN FITTED DINING KITCHEN

10'5" x 28'1" (3.19 x 8.58)

With a range of beech finish fitted kitchen units consisting inset stainless steel sink unit, mixer tap above, double base unit beneath. Further wide range of floor mounted cupboard units and drawers, contrasting black granite working surfaces above including a breakfast bar. Tiled splashbacks, further matching range of wall mounted cupboard units including three single and one double display units with glazed doors and concealed lighting. Two tall larder units. Ceramic tiled flooring, radiator. Further integrated appliances include a dishwasher, fridge freezer a further fridge and freezer. Range cooker with six ring hob unit, two ovens and grill beneath (included), extractor hood above. Inset ceiling spotlights.



UTILITY AREA

With matching units consisting inset stainless steel sink unit, cupboard beneath, black granite working surfaces above. Matching upstands and tiled splashbacks. Two wall mounted cupboard units above, one housing the gas condensing boiler for central heating and domestic hot water. Ceramic tiled flooring. UPVC SUDG door to the side of the property.

OPEN PLAN REAR DINING ROOM/SUN ROOM

21'11" x 9'10" (6.69 x 3.01)

With ceramic tiled flooring, two radiators, ceiling mounted fan lights. Two inset double glazed velux windows in the roofline. UPVC SUDG french doors leading to the rear garden. Two radiators. Feature archway leads to



FRONT L SHAPED LOUNGE

21'11" max x 22'2" max (6.69 max x 6.78 max)

With feature fireplace having raise slate hearth incorporating a black cast iron wood burning stove, three radiators, TV aerial point, coving to ceiling. Further wall mounted living flame log effect electric fire with remote control. White wood panel and glazed double doors.



STUDY

9'3" x 7'10" (2.83 x 2.39)

With radiator, wall mounted book and display shelving, door to



FIRST FLOOR LANDING

With white spindle balustrades, radiator, loft access, partially boarded.

REAR MASTER BEDROOM ONE

13'5" x 10'5" (4.10 x 3.18)

With built in double slide robe with mirror glazed doors to front with radiator, TV aerial point, door to



MASTER BEDROOM EN SUITE

5'2" x 9'0" (1.60 x 2.76)

With white suite consisting walk in shower with rain shower above. Glazed shower screen to side, power shower, low level WC, vanity sink unit with gloss white double cupboard beneath, contrasting PVC decorative clad surrounds, chrome heated towel rail, wood grain laminate wood strip flooring.



REAR BEDROOM TWO

9'3" x 16'0" (2.83 x 4.90)

With built in double wardrobes, radiator, range of book cases and storage cupboards in white.



FRONT BEDROOM THREE

9'8" x 12'3" (2.95 x 3.75)

With a range of fitted bedroom furniture consisting of two double slide robe with mirrored glazed doors to front, radiator.



FRONT BEDROOM FOUR

9'7" x 7'4" (2.93 x 2.25)

With built in double wardrobe in white, radiator.



FAMILY BATHROOM

6'8" x 9'2" (2.04 x 2.80)

With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC. Contrasting tiled surrounds. Radiator, laminate wood strip flooring, door to



AIRING CUPBOARD

Housing the lagged copper emersion heater for supplementary and domestic hot water.

ANNEXE

With UPVC SUDG and leaded door to the front of the property to the entrance hallway with ceramic tiled flooring

FRONT ANNEXE BEDROOM/STUDY

7'9" x 15'8" (2.38 x 4.80)

With feature fireplace incorporating living flame coal gas fire, two matching wall lights, loft access.



REAR ANNEXE BEDROOM/STUDY

With double panelled radiator.



ANNEXE SHOWER ROOM

6'4" x 5'11" (1.94 x 1.81)

With white suite consisting fully tiled shower cubicle, glazed shower doors, pedestal wash hand basin, low level WC. Contrasting half tiled surrounds including the flooring, radiator. Shaver light over the sink, extractor fan.

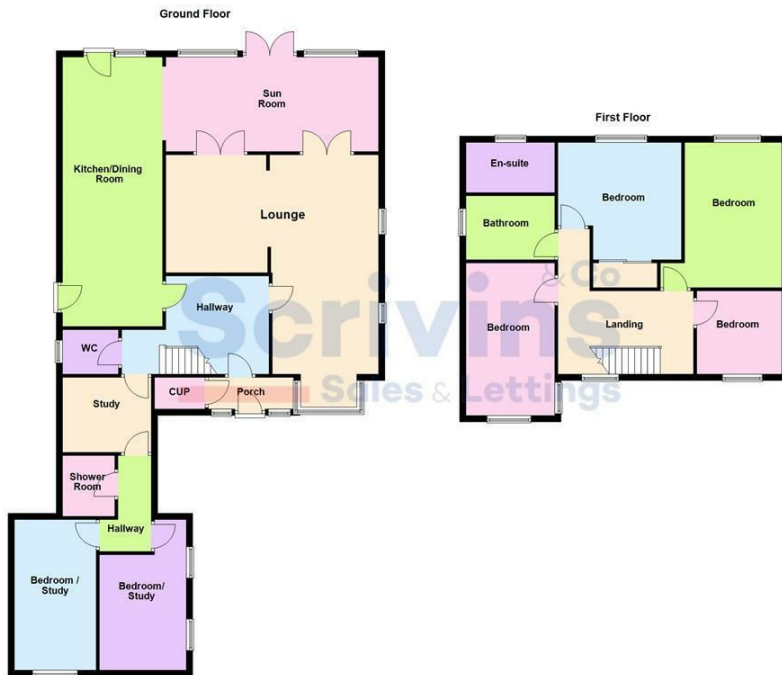
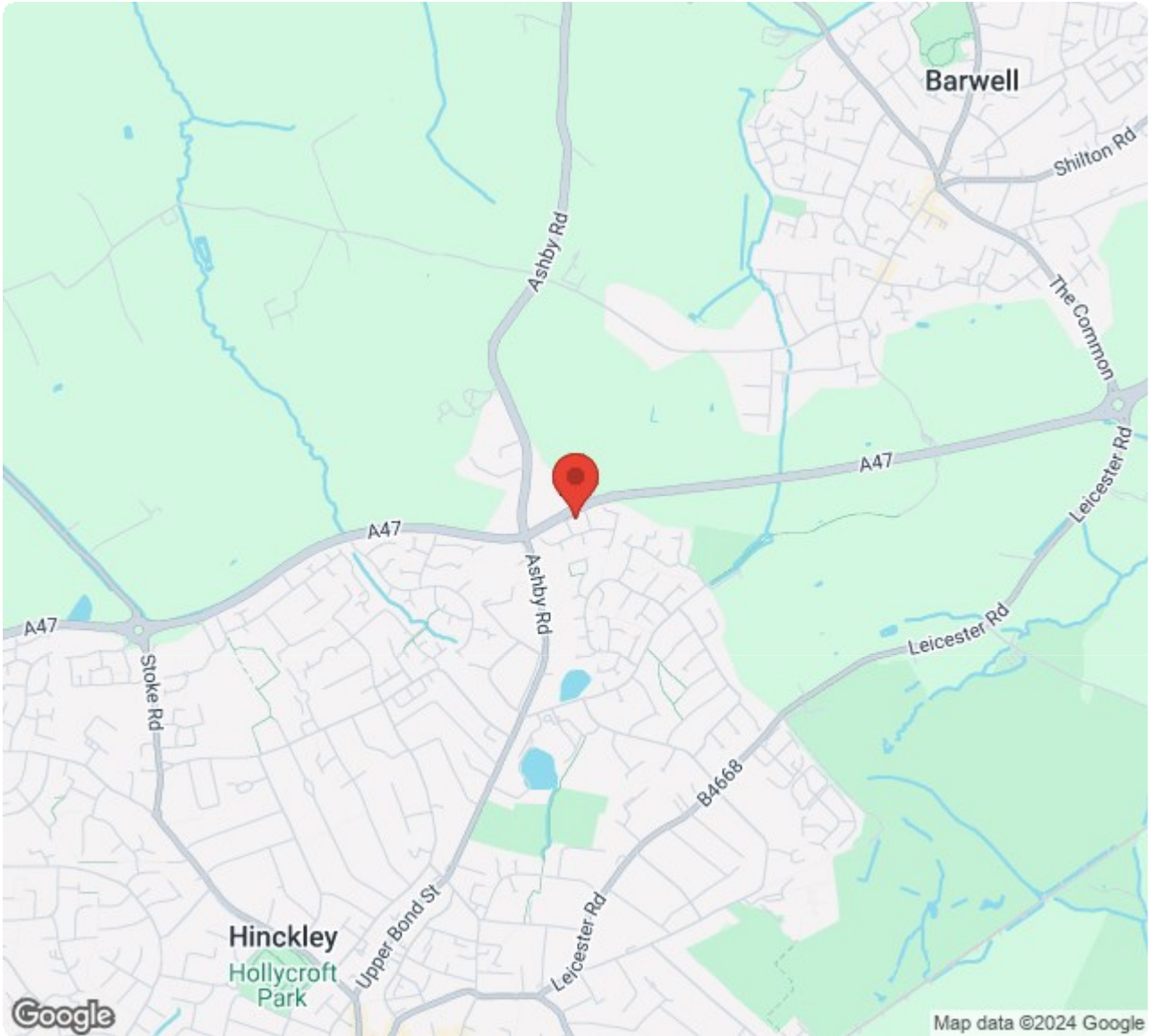


OUTSIDE

The property is nicely situated set well back from the road having a full width tarmac and block paved driveway to front offering ample parking, a slabbed pathway and timber gate lead down the right hand side of the property leading to the fully fenced and enclosed rear garden which has been principally hard landscaped having a full width slabbed patio adjacent to the rear of the

property edged by a low brick retaining wall, beyond which the garden is in decorative stones with inset shrubs. There is also a timber summerhouse with a matching decking patio, with ornamental water feature with fountain. There is also an outside tap and lighting. The garden is south facing and has a sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(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			
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