



32 NETHERLEY COURT, HINCKLEY, LE10 0RN

OFFERS OVER £240,000

Attractive 2002 David Wilson built family home with open aspect to rear. Sought after and convenient cul de sac location within walking distance of the town centre, The Crescent, school, train and bus stations, doctors, dentists, parks and with good access to major road links. Well presented and refurbished including white panelled interior doors, refitted kitchen and bathroom, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, lounge, dining kitchen, rear lobby with separate WC. Three good bedrooms and bathroom with shower. Ample tarmac parking. Landscaped front and enclosed rear gardens. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Open canopy porch with outside security light, attractive Olive green panel and sealed front door to

ENTRANCE HALLWAY

With single panelled radiator, telephone point including broadband, thermostat for central heating system, wired in smoke alarm, stairway to first floor. Attractive white six panel interior door to

SEPARATE REFITTED WC

With white suite consisting low level WC, vanity sink unit with gloss white cupboard beneath. Radiator, contrasting tiled surrounds, extractor fan.

FRONT LOUNGE

12'0" x 15'2" (3.66 x 4.64)

With single panelled radiator, TV aerial point including Sky.



REAR REFITTED DINING KITCHEN

13'5" x 12'2" (4.09 x 3.71)

With a fashionable range of gloss grey fitted kitchen units with soft close doors, consisting inset single drain stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting limed oak finish working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath, integrated extractor hood above. Wall mounted Worcester gas condensing boiler for central heating and domestic hot water (new as of 2020). Matching upstands and white brock tiled splashbacks. Further matching range of wall mounted cupboard units, appliance recess points and plumbing for automatic washing machine. Dishwasher and tumble drier. Double panelled radiator. Door to walk in under stairs storage cupboard with lighting and power. Door to a rear lobby with single panelled radiator. White wood panelled and SUDG door leading to the rear garden. Door to



FIRST FLOOR LANDING

With single panelled radiator, wired in smoke alarm. Door to airing cupboard with fitted shelving, loft access, the loft is partially boarded with lighting.

REAR BEDROOM ONE

8'3" x 14'9" (2.53 x 4.51)

With a range of freestanding bedroom furniture in light oak consisting two double wardrobe units, radiator.



FRONT BEDROOM TWO

14'1" x 8'3" (4.30 x 2.53)

With single panelled radiator.



REAR BEDROOM THREE

7'1" x 11'2" (2.16 x 3.42)

With single panelled radiator.



FRONT REFITTED BATHROOM

7'0" x 6'3" (2.14 x 1.93)

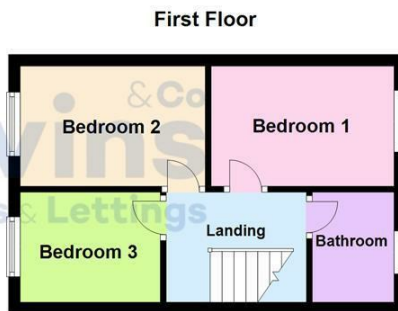
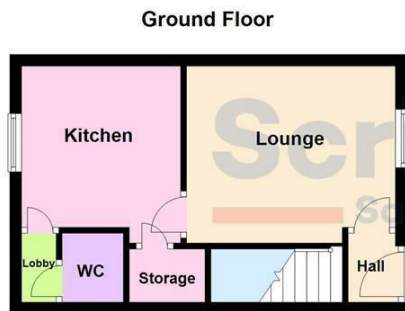
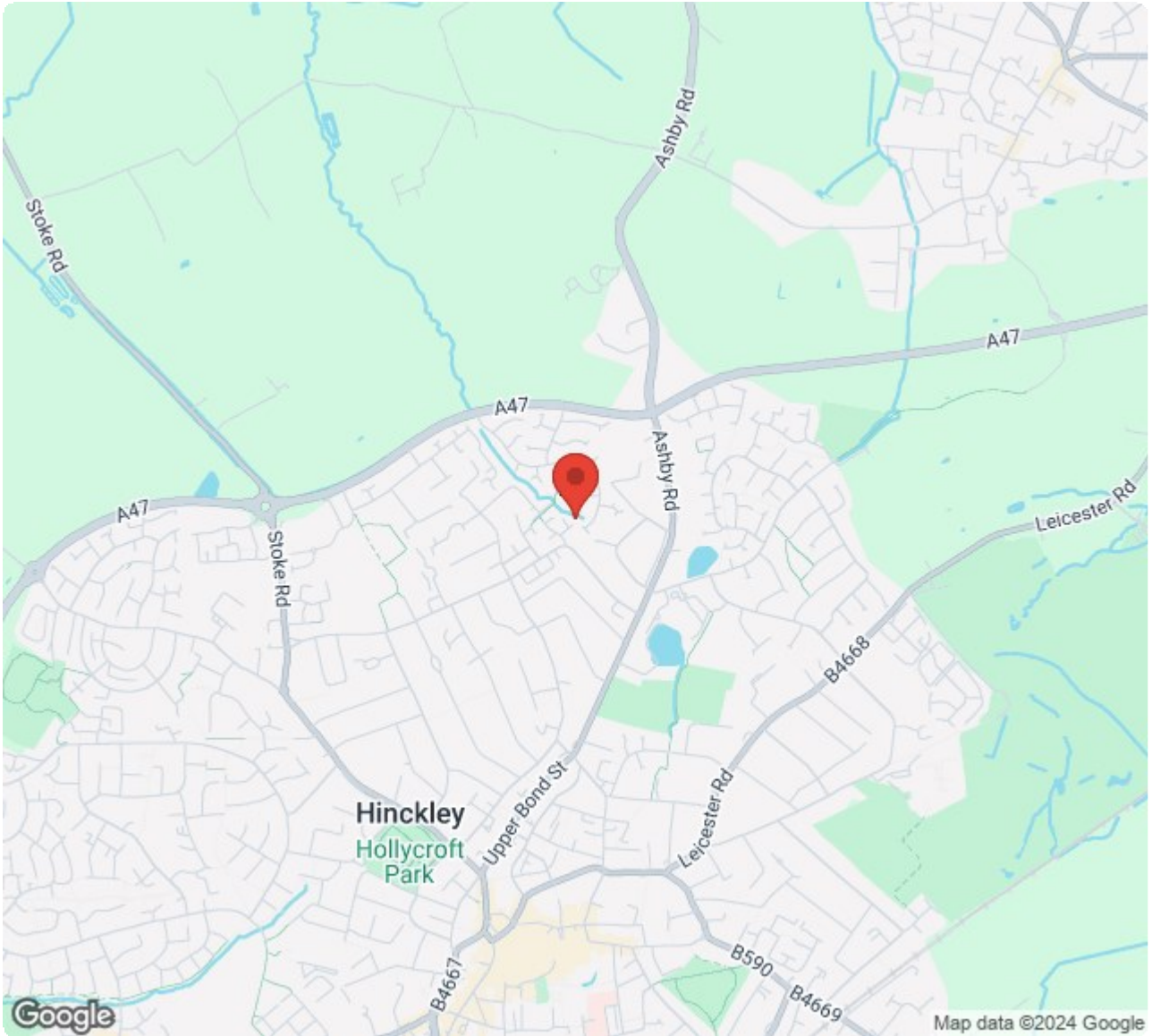
With a white suite consisting panelled bath, electric shower unit above, glazed shower screen to side. Vanity sink unit with gloss white drawers beneath, low level WC, contrasting tiled surrounds, shaver point, radiator, extractor fan. White heated towel rail.



OUTSIDE

The property is nicely situated in a cul de sac, set well back from the road having a long tarmac driveway offering ample car parking, the front garden is hard landscaped in decorative stones and paving, there is a fully fenced and enclosed rear garden which has been hard landscaped having a full width L shaped slabbed patio adjacent to the rear of the property, beyond which the garden is in Astro turf with surrounding raised beds with railway sleepers and well stocked beds. There is also an outside tap and light, there is an open aspect to rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		71	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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