



41 GREYHOUND CROFT, HINCKLEY, LE10 0FX

OFFERS IN THE REGION OF £260,000

No Chain. Impressive 2012 Crest Nicholson built 'Hanbury' design detached family home close to Ashby Canal. Sought after and convenient family friendly cul de sac location within easy reach of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, parks, leisure centre, bars and restaurants and good access to the A5 and M69 motorway. Immaculately presented, energy efficient with a range of good quality fixtures and fittings including oak finish interior doors, spindle balustrades, wired in smoke alarms, gas central heating and UPVC SUDG. Offers entrance hall, separate WC, through lounge and fitted dining kitchen with French doors. Three bedrooms (main with en suite shower room), and family bathroom, driveway to large single brick built garage. Front, side and enclosed walled rear garden. Viewing highly recommended. Carpets and curtains included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Attractive black panel and sealed unit glazed front door with outside lighting to

ENTRANCE HALLWAY

With single panelled radiator, thermostat for central heating system, wired in smoke alarm. Stairway to first floor with spindle balustrades. Attractive wood grain interior doors to

SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, radiator, wall mounted consumer unit. Extractor fan.

THROUGH LOUNGE

10'3" x 15'7" (3.13 x 4.76)

With two radiators, TV and telephone points.



REAR FITTED DINING KITCHEN

15'7" x 11'3" (4.75 x 3.45)

Dining Area - With double panelled radiator, useful under stairs storage cupboard. UPVC SUDG French doors to the rear garden.

Fitted Kitchen Area - With a fashionable range of cream fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, cupboard beneath. Further matching floor mounted cupboard units and five drawer unit. Contrasting walnut finish roll edge working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath, stainless steel chimney extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine. The appliances are Bosch appliances.



FIRST FLOOR LANDING

With spindle balustrades, single panel radiator. Wired in smoke alarm. Door to airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water. Loft access.



FRONT BEDROOM ONE

10'5" x 12'0" (3.20 x 3.66)

With radiator, TV aerial point. Door to



EN SUITE SHOWER ROOM

3'2" x 9'6" (0.98 x 2.92)

With white suite consisting tiled shower cubicle, with glazed shower door, low level WC, white heated towel rail. Shaver point, extractor Fan.



REAR BEDROOM TWO

8'3" x 8'3" (2.54 x 2.52)

With radiator.



REAR BEDROOM THREE

6'9" x 7'6" (2.08 x 2.31)

With radiator



FAMILY BATHROOM

6'9" x 6'1" (2.08 x 1.87)

With white suite consisting panelled bath, main shower unit above, pedestal wash hand basin. Low level WC, contrasting tiled surrounds. White heated towel rail, extractor fan.



OUTSIDE

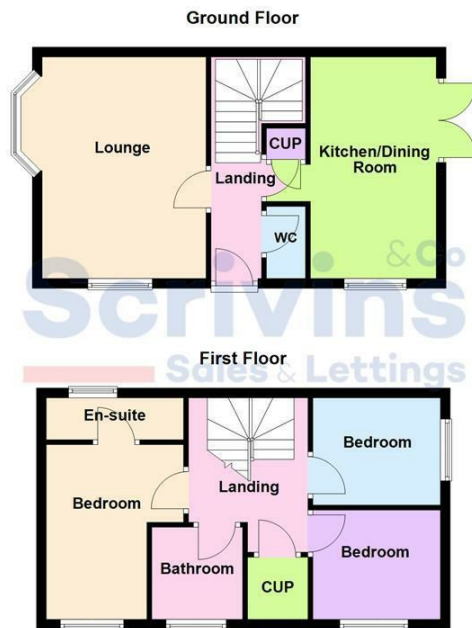
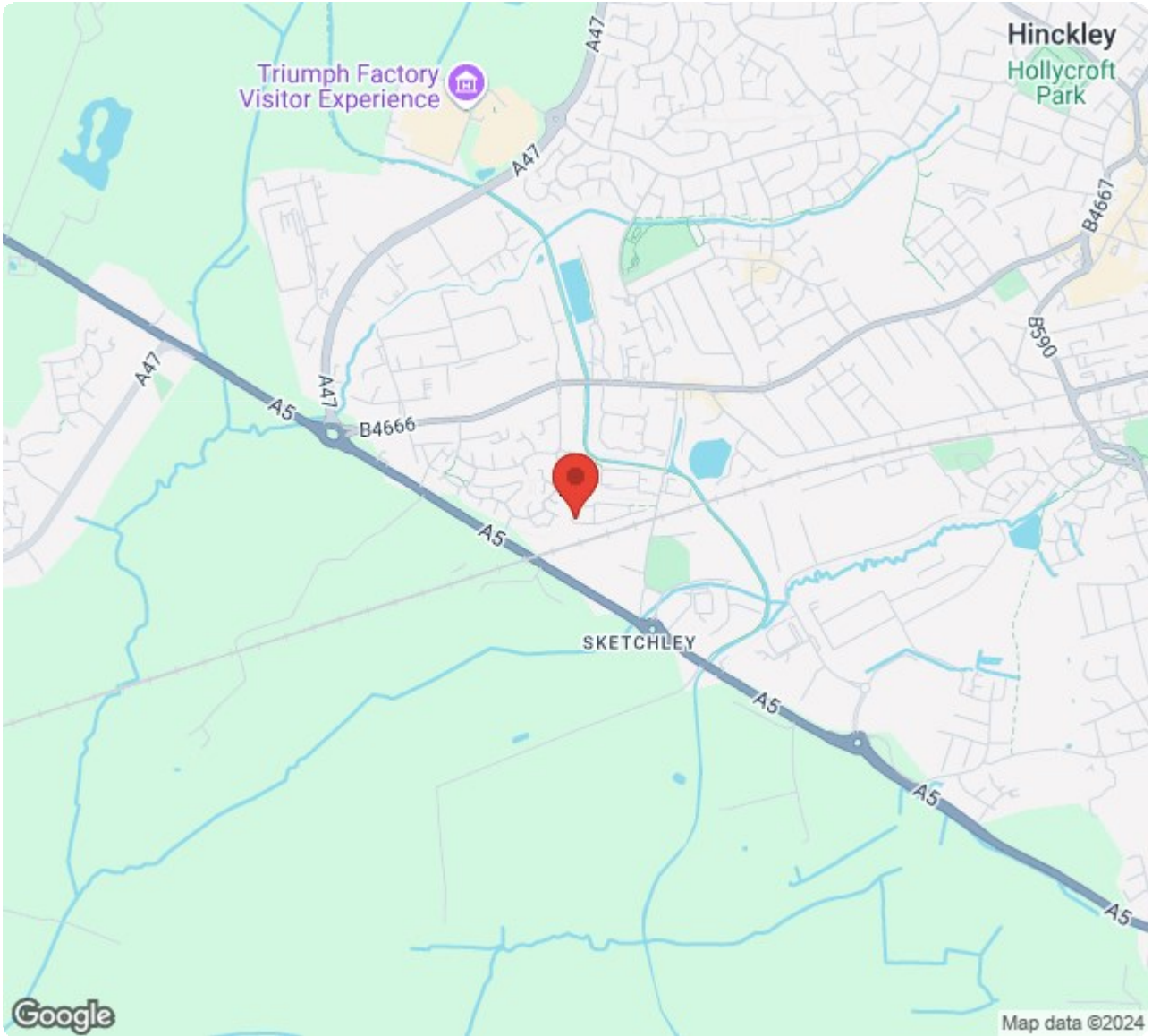
The property is nicely situated on a corner plot, set back from the road having a well stocked front and side garden. A timber gate offers access to the rear garden which is enclosed by a hybrid retaining wall, having a slabbed patio adjacent top the rear of the property beyond which the garden is principally laid to lawn. To the top of the garden a blocked paved driveway leads to a large detached brick built garage. The garden also has an outside tap.



DETACHED GARAGE

9'10" x 19'9" (3.00 x 6.02)

With up and over door to front, lighting and power and a pitched roof offering further storage.



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



Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk