

Scrivins & Co

Sales & Lettings

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11 HAYS LANE, HINCKLEY, LE10 0LA

£425,000

Substantial, modern detached family home on a large plot. Popular and convenient non estate location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, the leisure centre, bars and restaurants and with good access to the A5 and M69 motorway. Immaculately presented with a range of good quality fixtures and fittings including panelled interior doors, spindle balustrades, coving, wooden and ceramic tiled flooring, spotlights, alarm system, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge with feature contemporary fireplace, family room/dining room, open plan fitted dining kitchen and utility room. Gallery landing, four double bedrooms (main with en suite dressing area and shower room) and family bathroom. Impressive driveway offering ample car parking to large brick built detached garage. Good size mature rear garden. Viewing recommended. Carpets, curtains and blinds included. Would consider park exchange for a smaller property locally.



TENURE
FREEHOLD

COUNCIL TAX BAND - E

ACCOMMODATION

Open pitch and tiled canopy porch with outside lighting. Attractive UPVC SUDG and colour leaded front door to:

ENTRANCE HALLWAY

Laminate wood strip flooring, radiator, coving to ceiling, doorbell chimes, keypad for burglar alarm system and wired in smoke alarm. Stairway to first floor with spindle balustrades and useful understairs storage cupboard beneath with lighting. Attractive solid pine panelled interior doors to:



SEPARATE WC

White suite consisting low level WC and wall mounted sink unit with tiled splashbacks. Ceramic tiled flooring, radiator and extractor fan

REAR LOUNGE

16'11" x 17'5" (5.18 x 5.33)

Feature contemporary fireplace having ornamental light grey wood surrounds, raised marble hearth and backing incorporating living flame pebble effect gas fire. Double panel radiator, two matching wall lights, TV aerial point and coving to ceiling. Wireless digital programmer and thermostat for central heating and domestic hot water. UPVC SUDG French doors leading to the rear garden.



LOUNGE/DINING ROOM TO FRONT

9'9" x 18'0" (2.99 x 5.49)

Double panel radiator and coving to ceiling.



FITTED DINING KITCHEN TO REAR

9'8" x 21'2" (2.95 x 6.46)

Fashionable range of beech finish fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and five drawer unit with contrasting black roll edge working surfaces above and tiled splashbacks. inset four ring Neff gas hob unit, Neff fan assisted oven with grill beneath and Neff black chimney extractor hood above. Matching range of wall mounted cupboard units. Integrated dishwasher. Ceramic tiled flooring, radiator, TV aerial point, inset ceiling spotlights and UPVC SUDG French doors leading to the rear garden. Archway leads to:



UTILITY ROOM TO FRONT

6'2" x 7'0" (1.89 x 2.14)

Matching units from the kitchen consisting inset single drainer stainless steel sink unit with cupboard beneath with black roll edge working surface above and tiled splashbacks. Further wall mounted cupboard units and one tall broom cupboard. Appliance recess points and plumbing for automatic washing machine. Ceramic tiled flooring and radiator. Wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water. Wall mounted consumer unit and extractor fan. UPVC SUDG door to the side of the property.



FIRST FLOOR GALLERY LANDING

Spindle balustrades, coving to ceiling, wired in smoke alarm and loft access with extending aluminium ladder (loft is partially boarded with lighting)



REAR BEDROOM ONE

14'7" x 11'9" (4.46 x 3.59)

Radiator, inset ceiling spotlights and telephone point.



DRESSING AREA

6'5" x 4'0" (1.97 x 1.23)

Range of fitted bedroom furniture in beech consisting one double and one single wardrobe. Further display shelving and radiator. Door to:

EN SUITE SHOWER ROOM

6'4" x 4'9" (1.94 x 1.47)

White suite consisting of a fully tiled walk in shower with glazed shower screen and mains shower above. Vanity sink unit with gloss white double cupboard beneath, bathroom cabinet and mirror above and low level WC. Contrasting tiled surrounds including the flooring, radiator and extractor fan and inset ceiling spotlights.



BEDROOM TWO TO FRONT

10'9" x 9'8" (3.28 x 2.96)

Radiator and inset ceiling spotlights.



BEDROOM THREE TO REAR

9'10" x 9'8" (3.00 x 2.96)

Range of bedroom furniture in gloss cream consisting one double and one single wardrobe unit and chest of drawers. Grey oak finish laminate wood strip flooring and radiator.



BEDROOM FOUR TO FRONT

9'8" x 8'3" (2.96 x 2.54)

Radiator and broadband internet point.



FAMILY BATHROOM TO FRONT

7'1" x 7'0" (2.18 x 2.14)

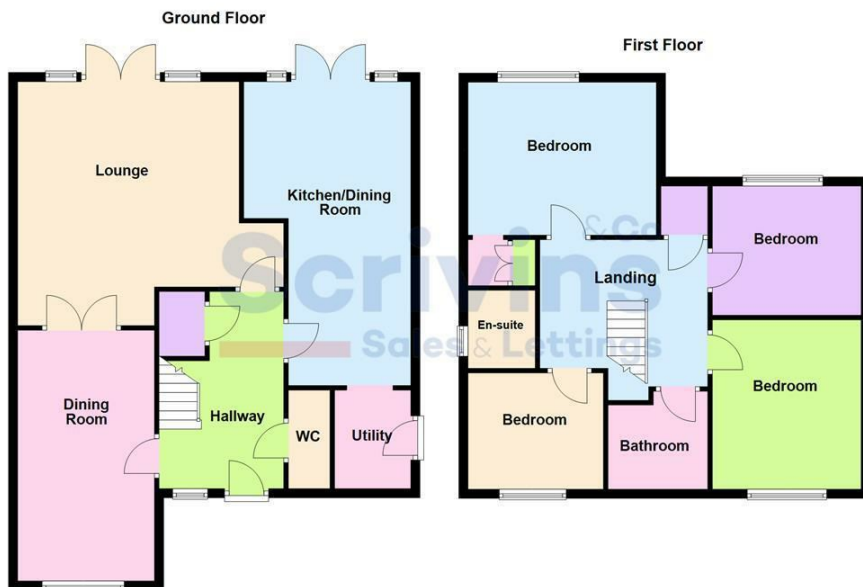
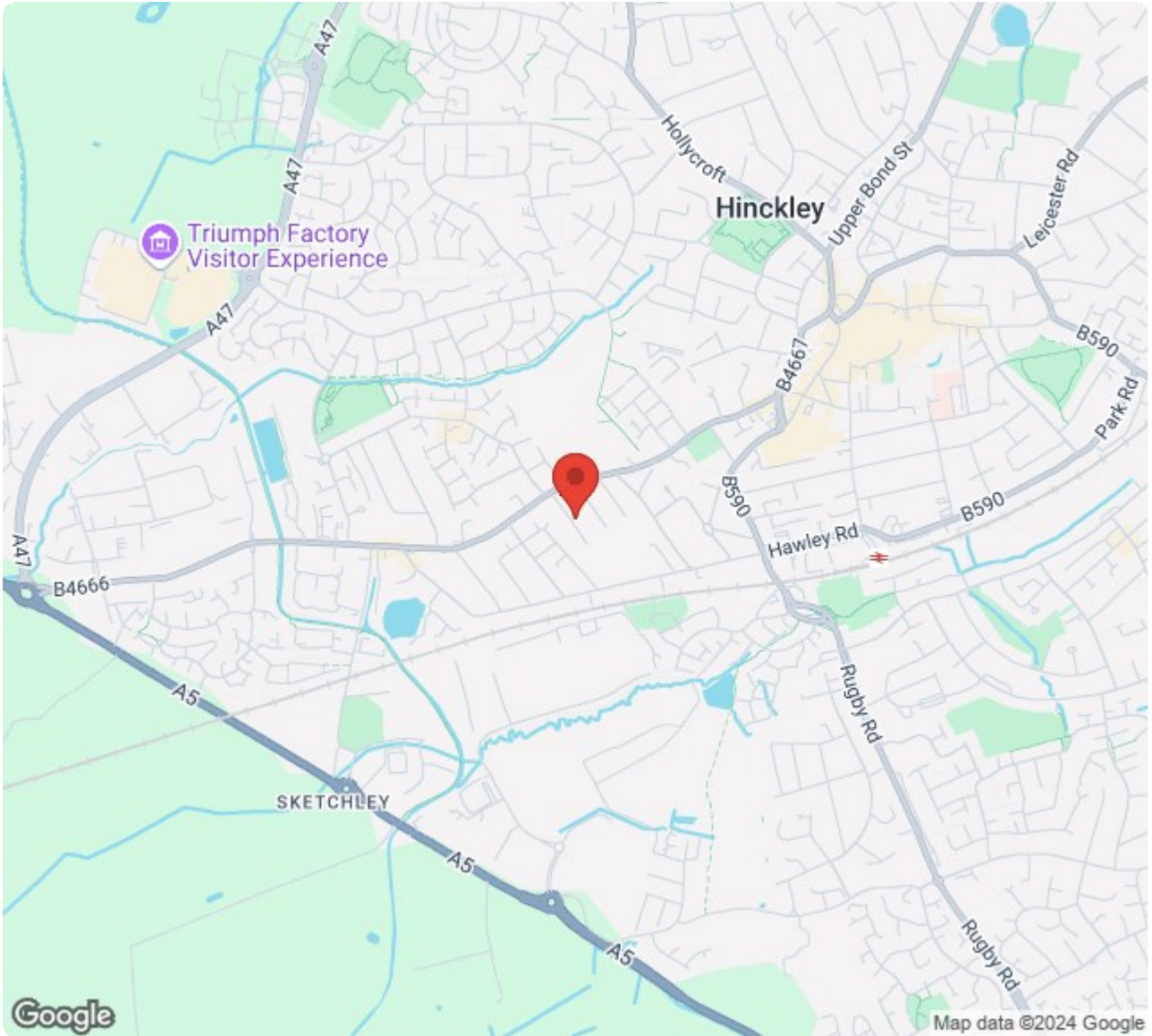
White suite consisting panelled bath with mixer tap and shower above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the floor, shaver point, white heated towel rail, inset ceiling spotlights and extractor fan. Double glazed Velux window.



OUTSIDE

The property is nicely situated, set back from the road having a full width block paved driveway to front offering ample car parking for approximately five cars. Leading to a large single brick built garage with up and over door to front and UPVC door to side, having light and power and a pitched roof offering further storage. Wrought iron gate and slabbed pathway lead between the house and the garage, down the right hand side of the property, to the good sized fully fenced and enclosed rear garden. Full width slabbed and decorative stone patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. Further slabbed patio to the top of the garden. Outside power point, tap and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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			
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