

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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2 FERNELEY AVENUE, HINCKLEY, LE10 0FE

ASKING PRICE £375,000

Vastly improved and refurbished modern J S Bloor built detached family home. Sought after and convenient cul de sac location within walking distance of local schools, Morrisons, The Milestone, open countryside, the town centre and good access to major road links. Immaculately presented including white panel interior doors, oak balustrades, porcelain tiled flooring, refitted kitchen, refitted en suite bathroom, fitted wardrobes, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, family room/study, open plan living dining kitchen, utility room and separate WC. Four bedrooms (main with en suite bathroom) and family bathroom. Wide driveway. Good sized sunny rear garden with two sheds. Viewing highly recommended. Carpets and blinds included.



TENURE
FREEHOLD

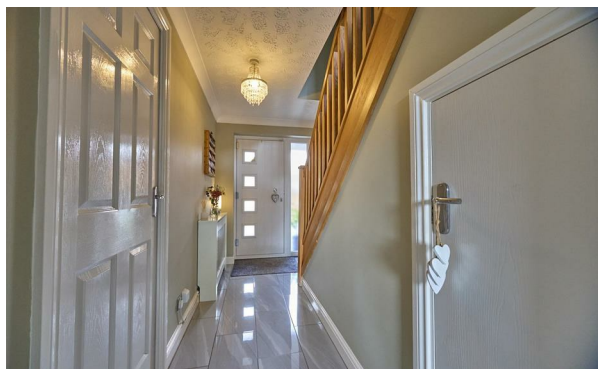
COUNCIL TAX BAND - D

ACCOMMODATION

Open pitch and tiled canopy porch with outside lighting and power point. Attractive grey composite and SUDG front door to:

ENTRANCE HALLWAY

Grey porcelain tiled flooring, wired in smoke alarm, radiator with ornamental cover and coving to ceiling. Stairway to first floor with oak spindle balustrades and useful understairs storage cupboard beneath. White six panel interior doors to:



FRONT LOUNGE

11'3" x 16'8" (3.45 x 5.10)

Double panel radiator, TV aerial point and coving to ceiling.



FAMILY ROOM/STUDY TO FRONT

12'1" x 8'0" (3.70 x 2.44)

Radiator, TV aerial point and wall mounted cupboard housing electric consumer unit. Door to a walk in store room.



REFITTED DINING KITCHEN TO REAR

21'10" x 9'4" (6.66 x 2.87)

Dining area with grey porcelain tiled flooring, fashionable vertical anthracite radiator, inset ceiling spotlights and UPVC SUDG French doors leading to the rear garden. Kitchen with a range of medium oak fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit with contrasting Corian working surfaces above with matching upstands, including a breakfast bar. Inset three ring induction hob unit with stainless steel chimney extractor above. Further range of matching wall mounted cupboard units and one tall larder unit. Further integrated appliances including double fan assisted oven with a grill, dishwasher and Samsung American fridge freezer included with an ice maker. Grey porcelain tiled flooring and inset ceiling spotlights. TV aerial point. Door to:



UTILITY ROOM TO REAR

4'7" x 5'10" (1.41 x 1.79)

Matching units from the kitchen consisting inset circular sink unit with mixer tap above and cupboard beneath. Contrasting solid oak working surfaces above with tiled splashbacks. Wall mounted display shelving. Appliance recess points including plumbing for automatic washing machine. Wall mounted Worcester gas condensing boiler for central heating and domestic hot water. Grey porcelain tiled flooring, radiator and UPVC SUDG door leading to the rear garden. Door to:



SEPARATE WC

4'7" x 4'3" (1.42 x 1.30)

White suite consisting vanity sink unit with gloss white cupboard beneath and low level WC. Grey porcelain tiled flooring and radiator.



FIRST FLOOR LANDING

Oak spindle balustrades and loft access with extending aluminium ladder (loft is partially boarded with lighting)

FRONT BEDROOM ONE

12'11" x 12'4" (3.95 x 3.78)

Built in double sliderobe with gloss white doors and TV aerial point. Door to:



REFITTED EN SUITE SHOWER ROOM TO FRONT

7'6" x 9'3" (2.30 x 2.84)

White suite consisting of L shaped panelled bath with mains shower unit above and glazed shower screen to side, vanity sink unit with gloss white cupboard below and low level WC. Contrasting fully tiled surrounds, chrome heated towel rail, inset ceiling spotlights and extractor fan.



BEDROOM TWO TO REAR

10'3" x 12'1" (3.13 x 3.70)

Radiator. TV aerial point.



BEDROOM THREE TO REAR

8'8" x 11'4" (2.66 x 3.47)

Radiator. Power point and TV aerial point for wall mounted flat screen TV.



BEDROOM FOUR TO REAR

7'6" x 8'3" (2.31 x 2.53)

Built in work station/desk and radiator.



FAMILY BATHROOM TO SIDE

7'3" x 7'4" (2.23 x 2.26)

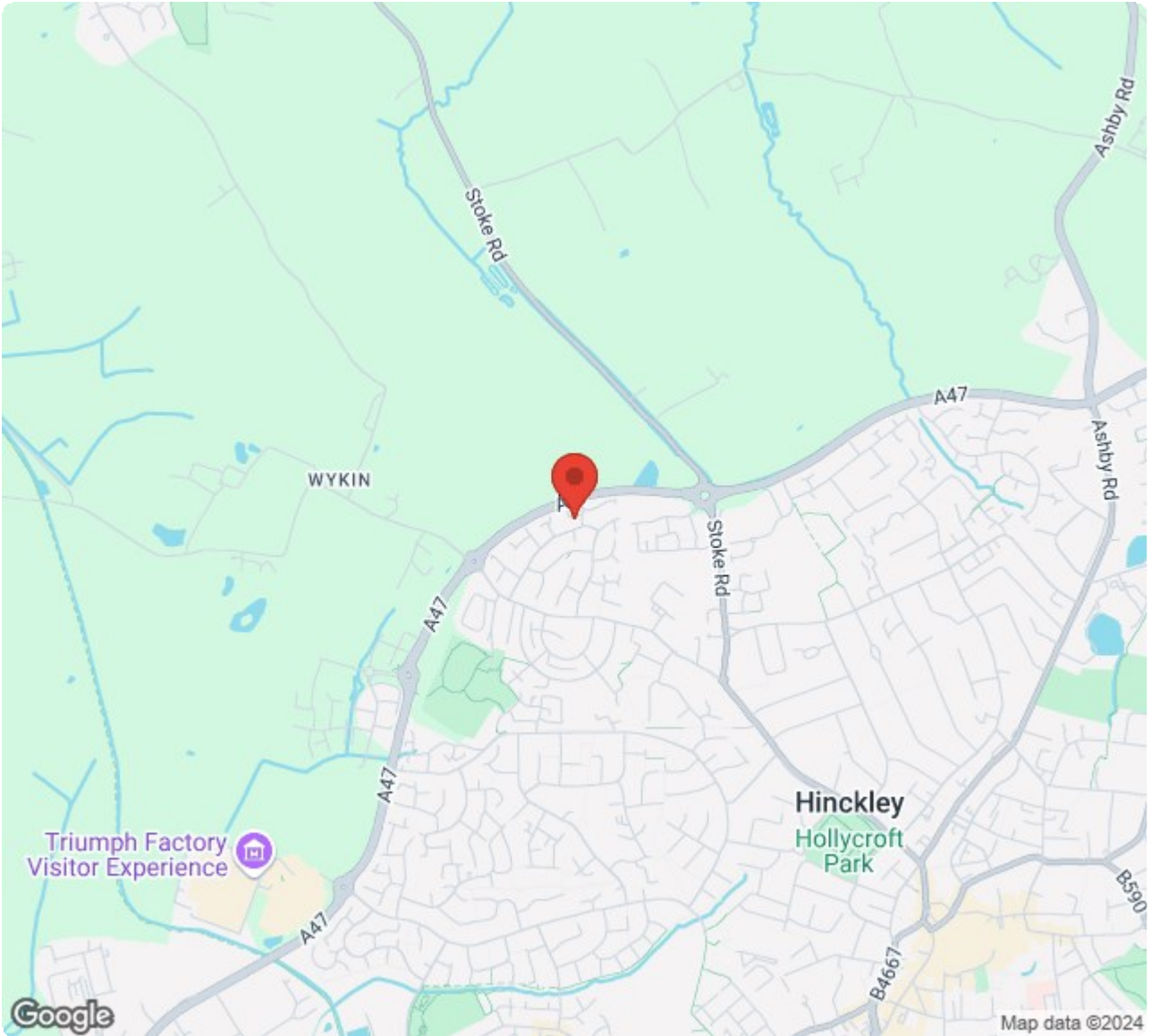
White suite consisting panelled bath with mains shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, shaver point, inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated in a cul de sac, set back from the road having a full width grey block paved driveway to front offering ample car parking. A slabbed driveway leads down the left hand side of the property through a timber gate to the fully fenced and enclosed rear garden. Lean to shed on the side of the property with light and power. Full width decorative stone and slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. Outside tap and light. Timber shed to the bottom of the garden. The garden has a sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		77	
(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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