

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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13 SPRINGFIELD PARK WYKIN ROAD, HINCKLEY, LE10 0JA

£169,950

Well presented and refurnished detached mobile home on a good sized plot with open aspect to rear. Popular and convenient location within walking distance of Morrisons and the Milestone, bus service, open countryside and with good access to major road links. Benefits include feature fireplace, refitted kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, through lounge dining room, breakfast kitchen. Three bedrooms, two with fitted wardrobes and shower room. Block paved driveway to detached garage. Well kept front and enclosed sunny rear garden with a shed. Viewing recommended. Carpets included.



TENURE

Leasehold

Years left on lease : Indefinite

Service Charge: £201.23 PCM

Council Tax Band - A

ACCOMMODATION

Open canopy porch with with outside lighting. Attractive UPVC SUDG and coloured leaded font door to

INNER HALLWAY L SHAPED

With thermostat for central heating system, door to coat cupboard. Radiator, wood panelled door leads to a side porch with SUDG and leaded door to outside. Wood panel and leaded glazed door leads to

THOUGH LOUNGE DINING ROOM

19'8" x 13'5" (6.00 x 4.09)

With feature fireplace, having ornamental wood surrounds, raised hard hearth and backing incorporating a living flame coal effect electric fire. Arch topped alcove, niches above. Two radiators, TV aerial point.



REFITTED BREAKFAST KITCHEN AREA

11'5" x 9'6" (3.50 x 2.91)

With a fashionable range of gloss cream kitchen fitted units, consisting inset one and a half bowl single drainer resin sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting walnut finish roll edge working surfaces above with inset four ring gas hob unit, stainless steel chimney extractor hood above. Tiled splashbacks, further matching wall mounted cupboard units. Integrated double fan assisted oven with grill, microwave oven, fridge freezer, dishwasher, washing machine. Matching breakfast bar, radiator.



REAR BEDROOM ONE

9'10" x 10'8" (3.01 x 3.26)

With a range of fitted bedroom furniture in cream consisting two double wardrobe units, two matching bedside alcove niches, bridge of cupboards above the bed head. Radiator.



REAR BEDROOM TWO

10'7" x 9'8" (3.23 x 2.95)

With a range of fitted bedroom furniture in cream consisting one double wardrobe unit, matching dressing table with cupboard beneath, two matching ornamental bedside alcove niches with glass display shelving. Bridge of cupboards above the bed head and over head lighting. Radiator.



SIDE BEDROOM THREE

9'3" x 6'5" (2.83 x 1.98)

With bedroom furniture consisting double wardrobe, wall mounted storage cupboards. Radiator.

REFITTED SHOWER ROOM

5'5" x 6'6" (1.66 x 1.99)

With white suite consisting fully tiled walk in shower with glazed shower screen, vanity sink unit with gloss white double cupboard beneath, low level WC. Contrasting tiled surrounds. Wall mounted mirror fronted bathroom cabinet. Radiator, door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.



OUTSIDE

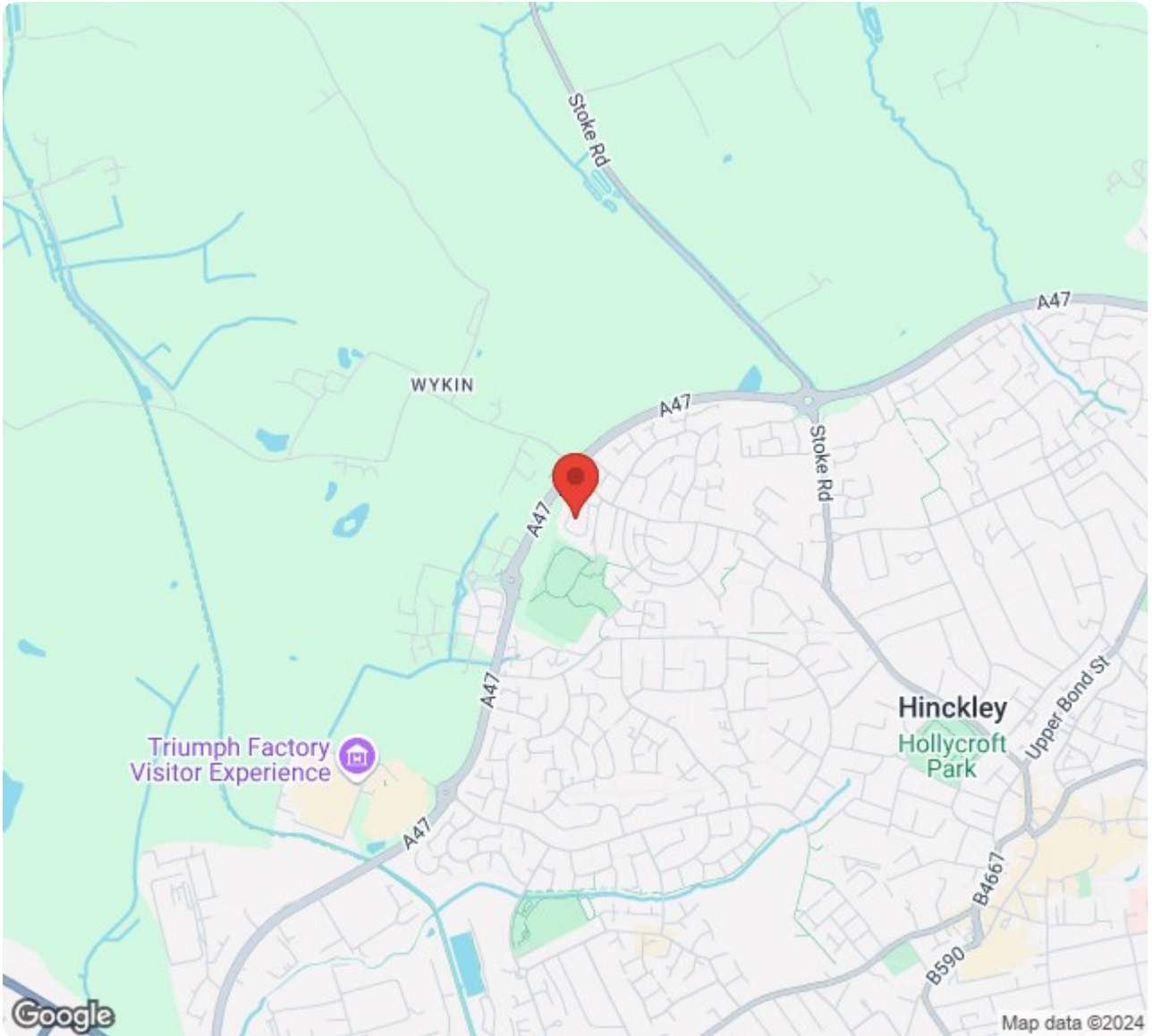
The property is nicely situated set back from the road, the front garden is hard landscaped in stones with inset shrubs. To the side of the property is a wide two tone block paved driveway leading to a detached sectional concrete garage. Between the property and the garage a slabbed pathway leads to the good sized fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property, beyond which the garden is mainly laid to lawn with surrounding beds and borders. To the top of the garden is a further full width slabbed patio, two timber sheds. Outside storage area, further low level storage cupboard, outside tap and a light. To the left hand side of the property is a slabbed pathway and timber gate front to back, the garden has an open sunny aspect to rear.



GARAGE

15'8" x 9'1" (4.78 x 2.77)

With up and over door to front, side pedestrian door and window.



Ground Floor



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