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Company Number: 11832775 (Registered in England and Wales)

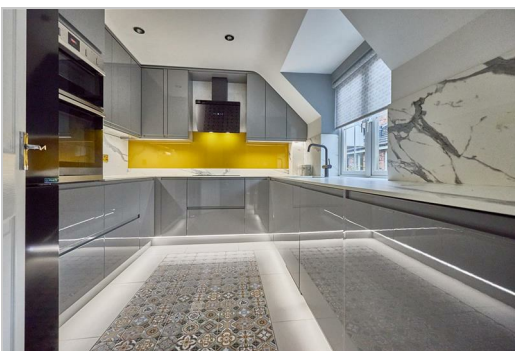
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17 ARGUILE PLACE, HINCKLEY, LE10 0GH

OFFERS OVER £235,000

No Chain. Outstanding, vastly improved and refurbished 2003 Fairclough homes built detached Coach House overlooking allotments. Sought after and highly convenient tucked away location in an impressive block paved courtyard development, within walking distance of the town centre, The Crescent, train and bus stations, schools, doctors, dentists, Hollycroft Park, bars and restaurants, leisure centre and good access to major road links. Immaculate contemporary style interior includes white panel interior doors, feature fireplace, luxury refitted kitchen and shower room, fitted wardrobes, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance lobby, hallway, open plan lounge/dining room, fitted kitchen with built in appliances, two double bedrooms and shower room. Driveway to large single garage. Viewing highly recommended. Carpets and blinds included.



TENURE

Leasehold

103 Years left -

Start date 31.7.2003

End Date 1.3.2127

Service Charge - £45.37 PCM

Ground Rent - £75.00 Per Annum

Council Tax Band C

ACCOMMODATION

Open pitched and tiled canopy porch with outside security light. Attractive light grey composite panel and SUDG and leaded front door to

ENTRANCE LOBBY

With ceramic tile flooring, entrance light on sensor. Radiator, keypad for burglar alarm system, wall mounted consumer unit. Wired in smoke alarm, inset ceiling spotlights. Stairway to first floor leading to

ENTRANCE HALLWAY

With wired in smoke alarm, double glazed Velux window with built in blind. Wired in smoke alarm, inset ceiling spotlights. doorbell chime. Leads to

OPEN PLAN LOUNGE/DINING ROOM

17'8" x 20'3" (5.39 x 6.18)

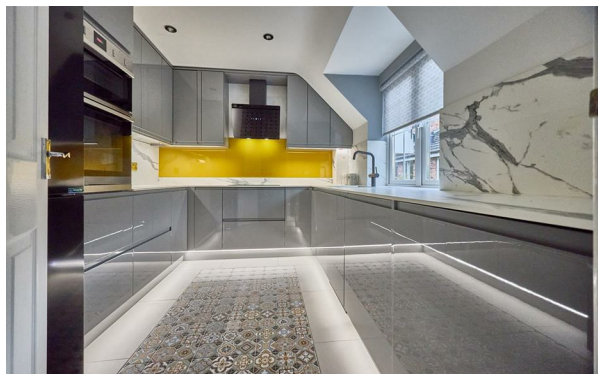
With feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a stainless steel flame pebble effect electric fire, three radiators, TV and telephone points. Thermostat for central heating system, inset ceiling spotlights. Wired in smoke alarm, door to cloak cupboard, further door to a storeroom/boiler room housing the gas condensing combination boiler for central heating and domestic hot water with built in programmer.



FRONT REFITTED KITCHEN

8'3" x 10'3" (2.53 x 3.13)

With a fashionable range of light gloss grey fitted kitchen units with soft close doors, consisting inset black sink unit, mixer tap and Clearwater boiling water tap above, cupboard beneath. Further matching range of floor mounted cupboard units and three two drawer units, inset four ring Neff induction Hob unit, black chimney extractor hood above. Built in Neff double fan assisted oven with grill. Fridge master Black American fridge freezer. Contrasting white marble finish working surfaces above, matching upstands, gold glass splashback at the rear of the induction hob unit. Further matching range of wall mounted cupboard units. Further integrated appliances include a washing machine, dishwasher (both Bosch). Kick panel heater, ceramic tiled flooring, inset ceiling spotlights on a sensor. Concealed lighting over the working surfaces. LED lighting in the kick panels.



MASTER BEDROOM ONE

11'7" x 12'5" (3.54 x 3.79)

With a range of Hammonds fitted bedroom furniture in cream consisting two double and one single wardrobes, single panel radiator, inset ceiling spotlights.



REAR BEDROOM TWO

8'11" x 10'3" (2.73 x 3.14)

With radiator, inset ceiling spotlights, double glazed Velux window with built in blind. Loft access.



REFITTED SHOWER ROOM

6'6" x 5'5" (1.99 x 1.67)

With white suite consisting fully tiled Quadrant corner shower with Merlyn shower cubicle with Hansgrohe rain shower above, LED lighting, vanity sink unit with gloss white drawers beneath. Heated mirror fronted bathroom cabinet above. Low level WC, contrasting fully tiled surrounds including the flooring. Concealed LED lighting, chrome heated towel rail which is dual fuel. Ceiling astronomy fibre optic lights with sensor. Floor spot lights also on a sensor.



OUTSIDE

The property is nicely situated at the head of a block paved cul de sac, having a tarmacadam driveway to front leading to a large single integral garage. A slabbed pathway leads down the side of the property where there is a bin store.

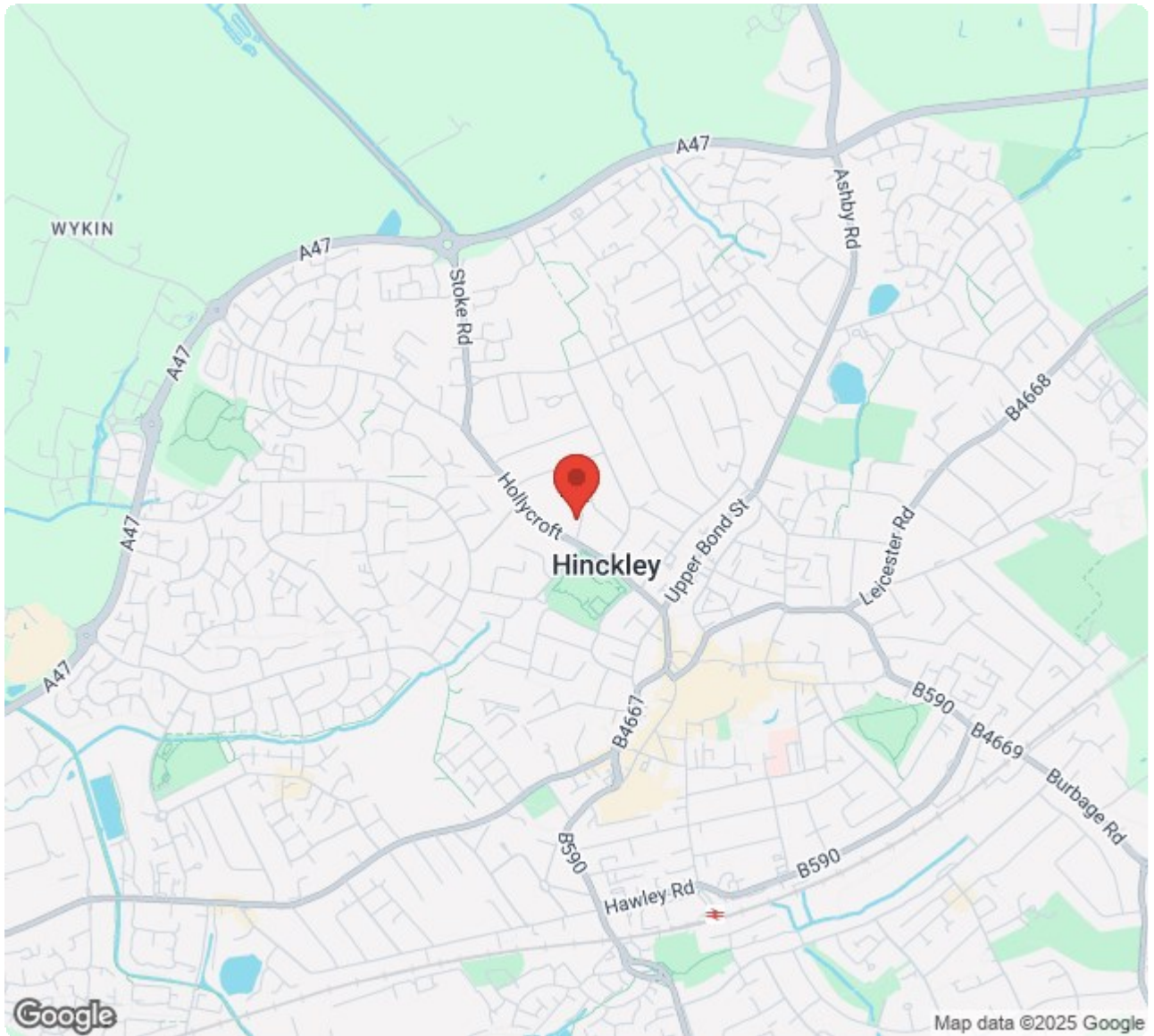


INTEGRAL GARAGE

10'2" x 17'9" (3.10 x 5.42)

With electric up and over door to front, lighting and power. Cold water tap. Door to a walk in under stairs storage cupboard with lighting.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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		