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16 MARYWELL CLOSE, HINCKLEY, LE10 0RT

OFFERS OVER £220,000

Attractive modern Jelson built semi detached home on a good sized corner plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery , Battling Brook school, parks, bus service, the town centre and with good access to major road links. Well presented and refurbished including white panelled interior doors, spindle balustrade, wooden flooring, solid internal walls, refitted kitchen and bathroom, fitted wardrobes, wired in smoke alarm, spot lights, gas central heating, UPVC SUDG and UPVC soffit and fascias. Offers canopy porch, entrance hall, kitchen, lounge and large UPVC SUDG conservatory with solid roof. Two bedrooms and bathroom with shower. Driveway to front and rear with garage space, enclosed sunny rear garden with lean to shed. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

Council tax band= B

ACCOMMODATION

Open pitched and tiled canopy porch, attractive composite panelled and SUDG front door to

ENTRANCE HALLWAY

With grey oak finish laminate wood strip flooring, fashionable grey vertical radiator, wired in smoke alarm and stairway to first floor with white spindle balustrades.

FITTED KITCHEN TO FRONT

5'11" x 9'7" (1.82 x 2.94)

With a fashionable range of gloss light grey fitted kitchen units consisting inset black single drainer resin sink unit, mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and four drawer units, contrasting white marble finish roll edge working surfaces above and tiled splash back. Further matching wall mounted cupboard units, one concealing the gas condensing combination boiler for the central heating and domestic hot water with wireless digital programmer, appliances recess points, gas cooker included, plumbing for a dishwasher, grey oak finish laminate wood strip flooring, white vertical radiator, extractor fan and inset ceiling spotlights.



REAR LOUNGE

12'4" x 14'6" (3.76 x 4.44)

With grey oak finish laminate wood strip flooring, radiator, TV aerial point including Virgin Media, door to useful under stair storage cupboard/ utility station with plumbing for automatic washing machine, SUDG sliding patio doors lead to a



LARGE UPVC SUDG CONSERVATORY

11'8" x 15'6" (3.58 x 4.74)

With ceramic tiled flooring, white vertical radiator, three double power points, two matching wall lights, further ceiling lighting, conservatory blinds are included and a UPVC SUDG and leaded French door leads to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, built-in linen cupboard, large loft access with extending timber ladder for access with lighting.

REAR BEDROOM ONE

12'4" x 12'0" (3.76 x 3.66)

With a range of Hammons fitted bedroom furniture in cream consisting three double wardrobe units, chest of drawers, matching dressing table with drawers beneath and bedside cabinet, inset ceiling spotlights and a radiator



BEDROOM TWO TO FRONT

12'6" x 5'10" (3.83 x 1.80)

With single panelled radiator and a built-in double wardrobe in cream and attractive wall panelling.



REFITTED BATHROOM TO FRONT

6'0" x 6'2" (1.85 x 1.89)

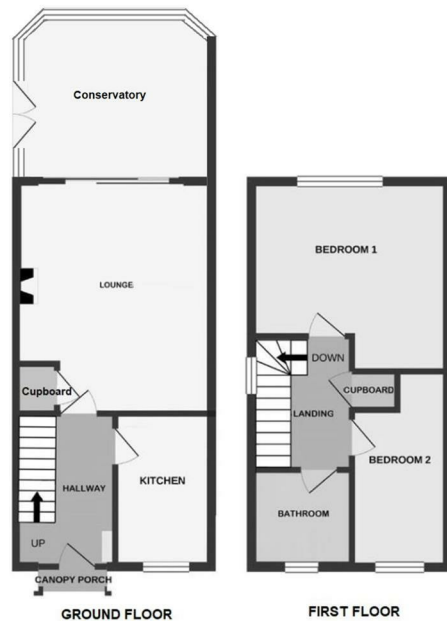
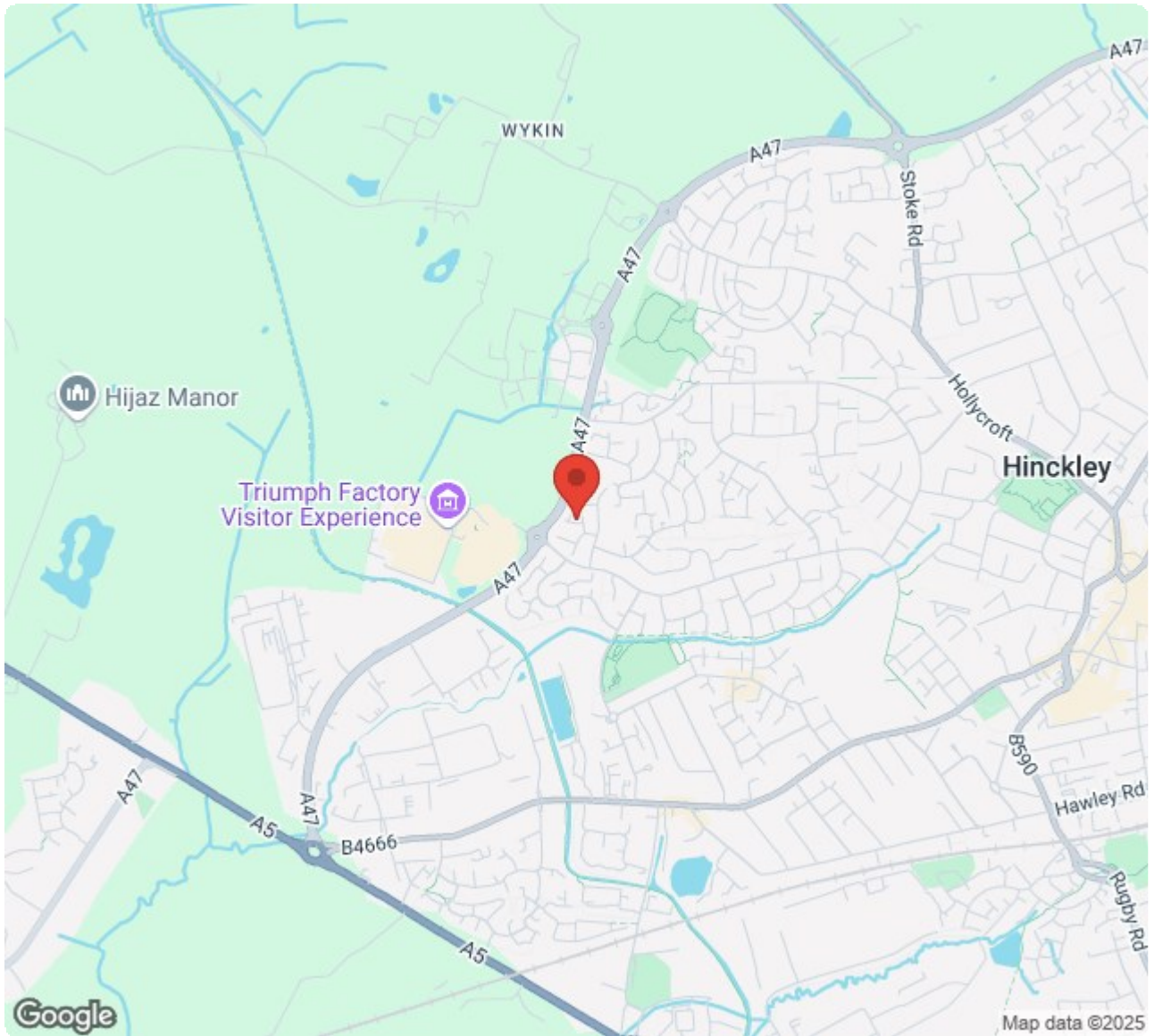
With white suite consisting panelled bath, main shower unit above and glazed shower screen to side, vanity sink unit with gloss white double cupboard beneath, low level WC, contrasting fully tiled surrounds including the flooring, chrome heated radiator, wall mounted mirror fronted bathroom cabinet, inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated in a cul de sac, on an advantageous corner plot. Set back from the road having a full width stoned driveway to front and a cold-water tap. A slabbed pathway and timber gate lead down the side of the property to the fully fenced and enclosed rear garden. There is a stone patio adjacent to the rear of the property beyond which the garden is principally laid to lawn, lean to shed. To the top of the garden double timber gates offer access to the slabbed driveway and garage space subject to planning permission. The garden has a sunny aspect and a timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	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		
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