

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E [sales@scrivins.co.uk](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



## 24 SPRINGFIELD PARK WYKIN ROAD, HINCKLEY, LE10 0JA

**OFFERS IN THE REGION OF £135,000**

NO CHAIN. Detached mobile home on a good sized plot. Sought after and convenient mobile home park for the over 55's. Within walking distance of a local shop, Morrisons, The Milestone, bus service, open countryside and good access to major road links. Well presented and much improved including feature fireplace, modern kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers through lounge dining room, inner hallway and dining kitchen. Three bedrooms, two with built in bedroom furniture and shower room. Wide driveway and garage space. Front, enclosed side and sunny rear garden with shed. Viewing recommended. Carpets, curtains, light fittings and white goods included.



## TENURE

### LEASEHOLD

Years remaining indefinite

Service charge £201.23pcm

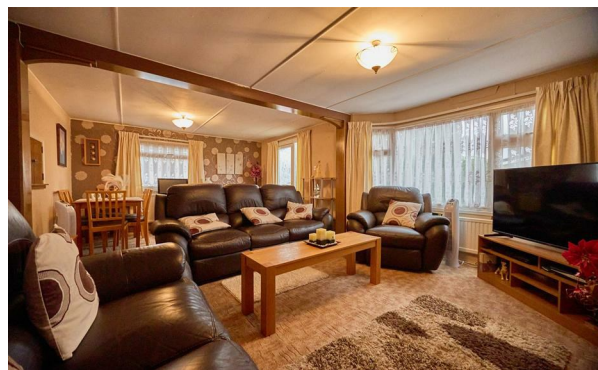
## ACCOMMODATION

Open canopy porch with outside lighting. UPVC SUDG front door to:

### THROUGH LOUNGE DINING ROOM

19'9" x 13'8" (6.02 x 4.17)

Lounge area with feature fireplace, having ornamental wood surrounds raised marble effect hearth and backing incorporating living flame coal effect gas fire. Radiator and TV aerial point. Dining area with radiator and wood and glazed door to:



### INNER HALLWAY

Door to a storage cupboard/cloaks cupboard housing, the Worcester gas condensing combination boiler for central heating and domestic hot water with wireless digital programmer. Door to:

### FITTED DINING KITCHEN TO REAR

9'7" x 15'3" (2.94 x 4.65)

Range of light Oak fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and three drawer unit with contrasting roll edge working surfaces above and tiled splashbacks. Inset four ring gas hob unit with integrated extractor above. Further matching wall mounted cupboard units and one tall larder unit. Integrated oven with grill, appliance recess points and plumbing for automatic washing machine and dishwasher. White goods are included. Radiator and UPVC SUDG door to the side of the property.



### BEDROOM ONE TO REAR

10'5" x 9'8" (3.20 x 2.96)

Range of fitted bedroom furniture in light Oak consisting two double wardrobe units, dressing table and cupboards above. Radiator, ceiling mounted fan light and overhead bed light.



### BEDROOM TWO TO REAR

10'5" x 9'8" (3.20 x 2.97)

Range of fitted bedroom furniture in light Oak consisting one double wardrobe unit with cupboards above and further bridge of cupboards above the bed head. Radiator and overhead bed light.



### BEDROOM THREE

9'3" x 6'5" (2.84 x 1.97)

Radiator.

### REFITTED SHOWER ROOM TO SIDE

6'4" x 7'3" (1.94 x 2.21)

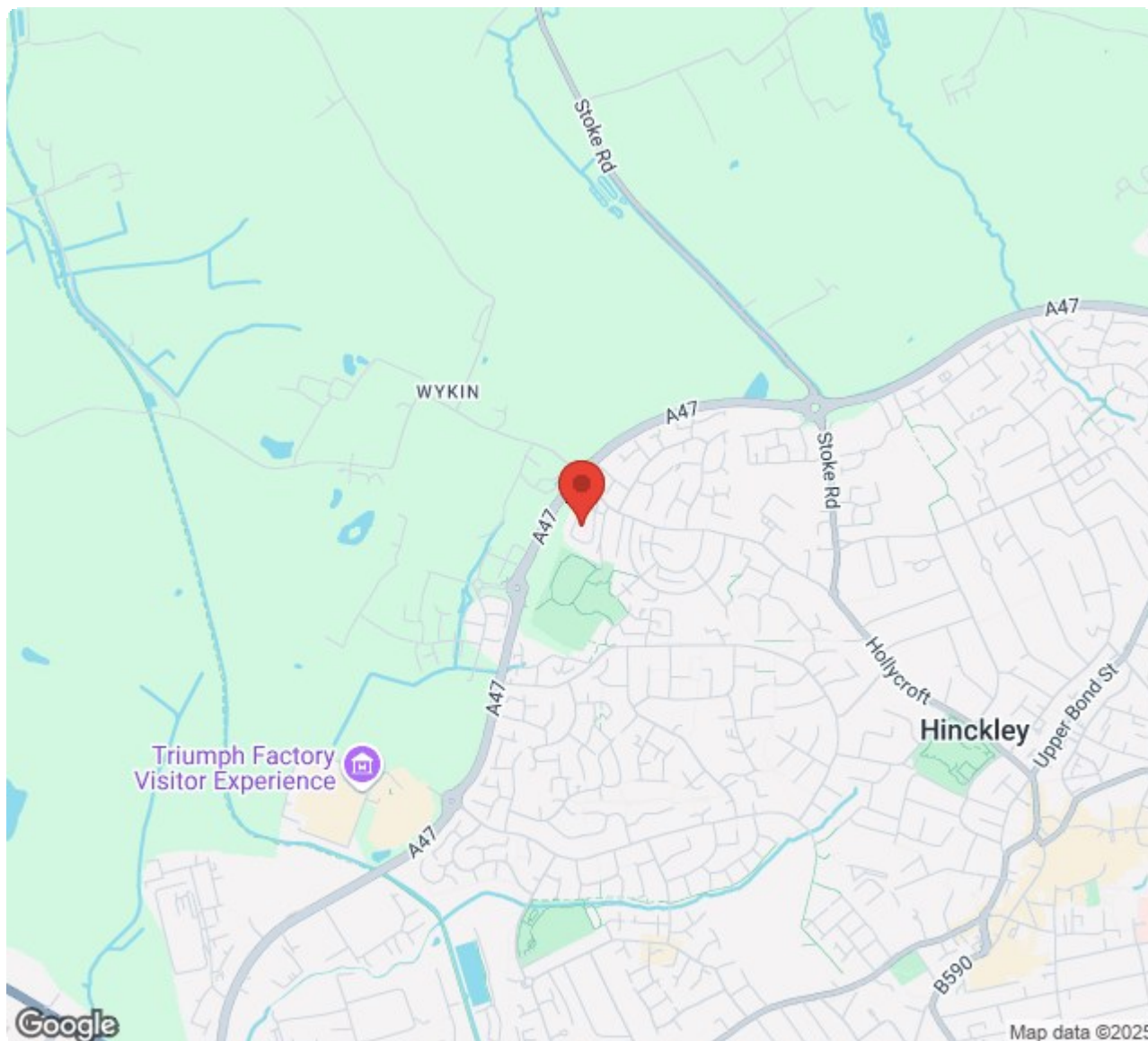
White suite consisting of a fully tiled shower cubicle with glazed shower doors, vanity sink unit with gloss white double cupboard beneath. Low level WC. Contrasting PVC decorative clad surrounds, chrome heated towel rail.



### OUTSIDE

The property is nicely situated set back from the road, the front garden is stoned for easy maintenance. There is a wide stoned driveway to front offering ample car parking, beyond which is a fenced and enclosed side garden which is principally laid to lawn with further stoned patio and borders, beyond which is a metal shed. A timber gate offers access to the rear garden which is enclosed by panelled fencing and mature hedging having a full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding beds. There is also a brick BBQ and a central circular slabbed patio with a reproduction Victorian street lamp. The garden has a sunny aspect. There is also outside lighting and outside taps.





**Scrivins & Co**  
**Sales & Lettings**

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E [sales@scrivins.co.uk](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)