

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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59 RICHMOND GATE, HINCKLEY, LE10 0BW

OFFERS OVER £235,000

NO CHAIN. Impressive 2006 Radleigh Homes built 3 bedroomed 3 storey family home. Sought after and convenient cul de sac location within walking distance of the town centre, ASDA/ Morrisons, local schools, open countryside and with good access to major road links. Well presented with a range of good quality fixtures and fittings including panelled interior doors, spindle balustrades, ceramic tiled/ laminate flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC SUDG soffits and fascias. Spacious accommodation offers entrance hall, separate WC, fitted dining kitchen and snug. 3 bedrooms (main with en suite shower room) and family bathroom. Driveway to garage. Front and enclosed rear garden. Viewing highly recommended. Carpets, blinds and light fittings included.



TENURE

Freehold

Council tax band C

ACCOMMODATION

A composite front door to

ENTRANCE HALLWAY

With tiled flooring, inset ceiling spot lights, wired in smoke alarm, burglar alarm programmer. Panelled interior door to

SEPARATE WC

With tiled flooring, single panelled radiator, low level WC, pedestal wash hand basin with tiled splashback and extractor fan.

STUDY

7'8" x 9'5" (2.34 x 2.88)

With wood effect laminate flooring, and wall mounted RCD fuse board.



KITCHEN

11'7" x 10'5" (3.54 x 3.19)

There is a range of floor standing, wood effect kitchen units with Quartz working surface above. Inset stainless steel sink with chrome mixer tap above. There is a built in Indesit washing machine, built in oven, four ring hob and extractor fan above. A further range of wall mounted matching cupboard units, one concealing the Ideal boiler for gas central heating with Honeywell programmer. UPVC SUDG French doors to the rear garden. Tiled flooring and inset ceiling spot lights.



FIRST FLOOR LANDING

With wired in smoke alarm, single panelled radiator. Panelled interior door to

LOUNGE

11'8" x 10'6" (3.57 x 3.21)

With TV aerial point, single panelled radiator, sliding UPVC SUDG doors to a Juliet balcony.



BEDROOM ONE

11'8" x 9'5" (3.56 x 2.89)

With single panelled radiator, UPVC SUDG French doors to Juliet balcony. Built in white gloss fronted wardrobes with shelving and hanging rails. Panelled interior door to



EN SUITE SHOWER ROOM

3'8" x 6'10" (1.13 x 2.10)

With a glazed shower cubical with shower attachment above. Low level WC, pedestal wash hand basin. Tiled flooring, single panelled radiator and extractor fan.



SECOND FLOOR LANDING

With wired in smoke alarm, loft access which is partially boarded. Door to a large airing cupboard housing the immersion water tank.

BEDROOM TWO

11'9" x 9'6" (3.59 x 2.90)

With single panelled radiator and built in wardrobe with shelving and hanging rails.



BEDROOM THREE

5'6" x 10'5" (1.70 x 3.19)

With single panelled radiator and TV aerial point.



FAMILY BATHROOM

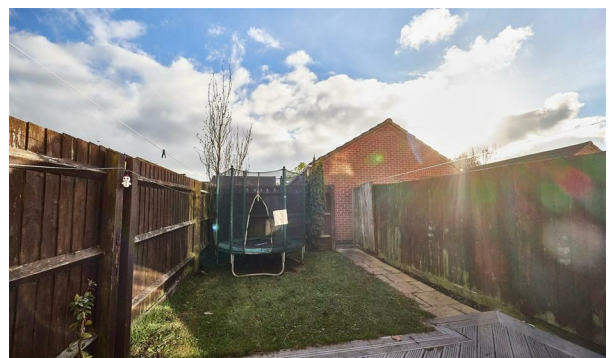
5'6" x 10'5" (1.69 x 3.20)

A panelled bath with chrome mixer tap, shower attachment and tiled surrounds. There is also a glazed shower cubical with shower above. Pedestal wash hand basin with tiled splashback. Low level WC. Tiled flooring, single panelled radiator and extractor fan.

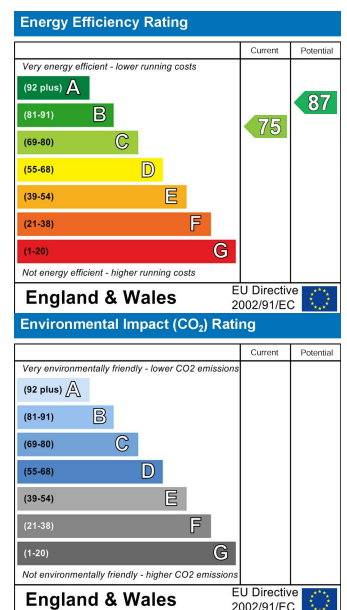
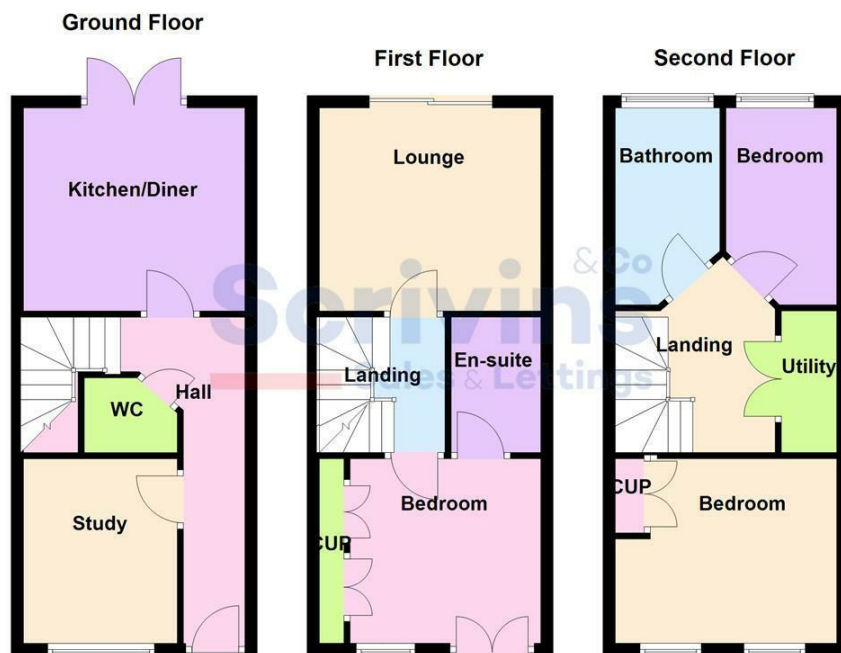
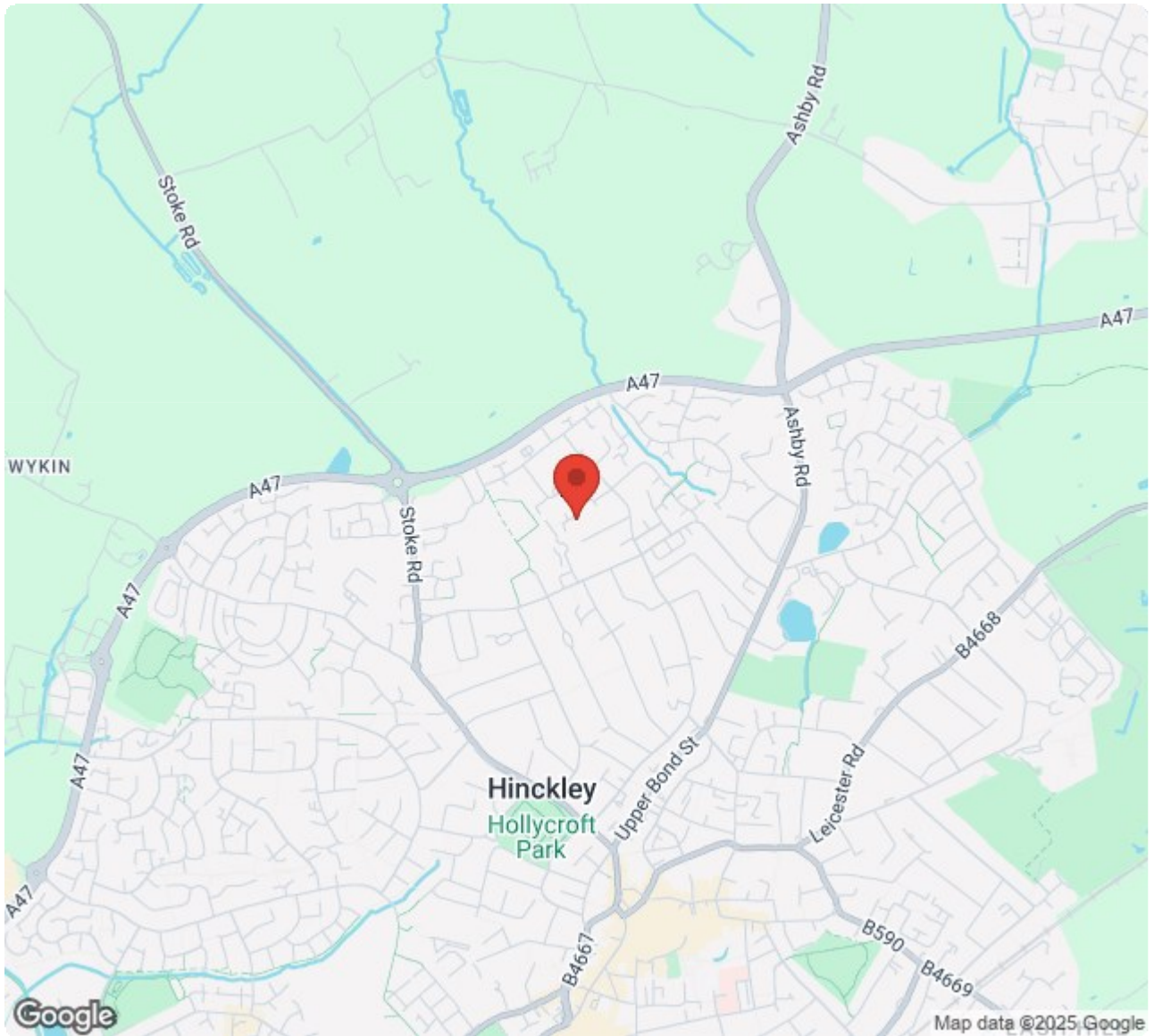


OUTSIDE

The property is situated in a cul de sac with a lawned area besides to the slabbed pathway leading to the front door. To the rear there is a fully fenced and enclosed garden with timber decking adjacent to the rear of the property beyond which the garden is principally laid to lawn with a slabbed pathway offering access to a rear pedestrian gate. Through the gate there is a parking space and a single brick built garage with up and over door to front.







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Sales & Lettings

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