

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

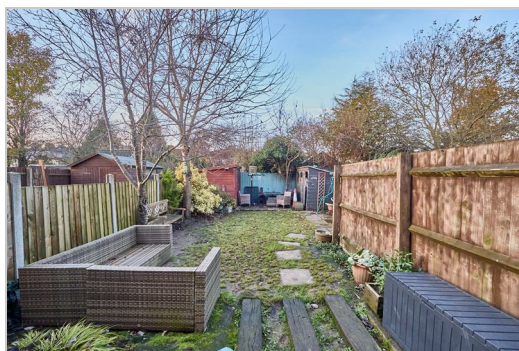
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21 WEST HYDE, HINCKLEY, LE10 0FH

OFFERS OVER £225,000

Attractive modern 2003 Crest Nicholson built family home close to Ashby Canal. Sought after and convenient cul de sac location within walking distance of the town centre, the Crescent, train and bus stations, doctors, dentists, schools, parks and good access to the A5 and M69 motorway. The property benefits from white panelled interior doors, laminate wood strip flooring, feature fireplace, coving, gas central heating and UPVC SUDG. Offers entrance hallway, lounge, dining kitchen and separate WC. Three bedrooms (main with ensuite and fitted wardrobes) and family bathroom with shower. Two allocated car parking spaced to rear. Front and enclosed rear garden with sheds. Viewing highly recommended. Carpets, light fittings, curtains and blinds included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Open pitched and tiled canopy porch leads to

ENTRANCE HALLWAY

With laminate wood strip flooring, single panelled radiator, stairway to first floor landing. Wooden and glazed door to

FRONT LOUNGE

15'7" x 11'9" (4.76 x 3.60)

With coving to ceiling, laminate wood strip flooring. Feature fireplace incorporating an electric fire which is included, Composite hearth, surround and backing. TV aerial point, Two radiators, telephone point. Wooden and glazed door to the



REAR DINING KITCHEN

10'5" x 15'1" (3.18 x 4.60)

With a fitted kitchen with a range of floor standing kitchen units with roll edge working surfaces above, inset four ring gas hob with extractor hood above, electric oven and grill beneath. Further range of wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, drawers, wall mounted cupboard housing the Maxi 600 gas condensing boiler (new as of 2020). Tiled splashbacks and tiled flooring. UPVC SUDG door to the rear garden. Radiator. Door to a large useful storage cupboard. Door to



SEPARATE WC

7'8" x 2'10" (2.36 x 0.88)

With parquet tiled flooring, low level WC, pedestal wash hand basin. Single panelled radiator. Wall mounted electric consumer unit.



FIRST FLOOR LANDING

With loft access, smoke alarm. Airing cupboard housing the immersion tank for hot water. Attractive white panelled interior door to

FRONT BEDROOM ONE

10'5" x 13'0" max (3.20 x 3.97 max)

With double and single fitted wardrobe. Radiator. Door to



EN-SUITE SHOWER ROOM

7'11" x 3'10" (2.43 x 1.18)

With shower cubicle, fully tiled surrounds. Electric shower. Parquet style tiled flooring. Low level WC. Pedestal wash hand basin, extractor fan. Door to



REAR BEDROOM TWO

11'2" x 7'10" (3.42 x 2.40)

With single panelled radiator. door to



REAR BEDROOM THREE

7'11" x 10'10" (2.43 x 3.32)

With single panelled radiator.



REAR FAMILY BATHROOM

6'9" x 5'8" (2.07 x 1.73)

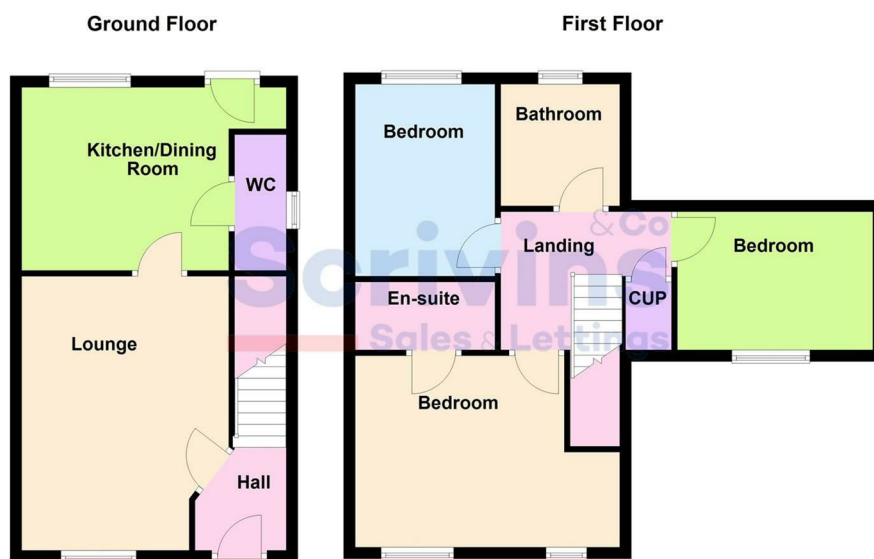
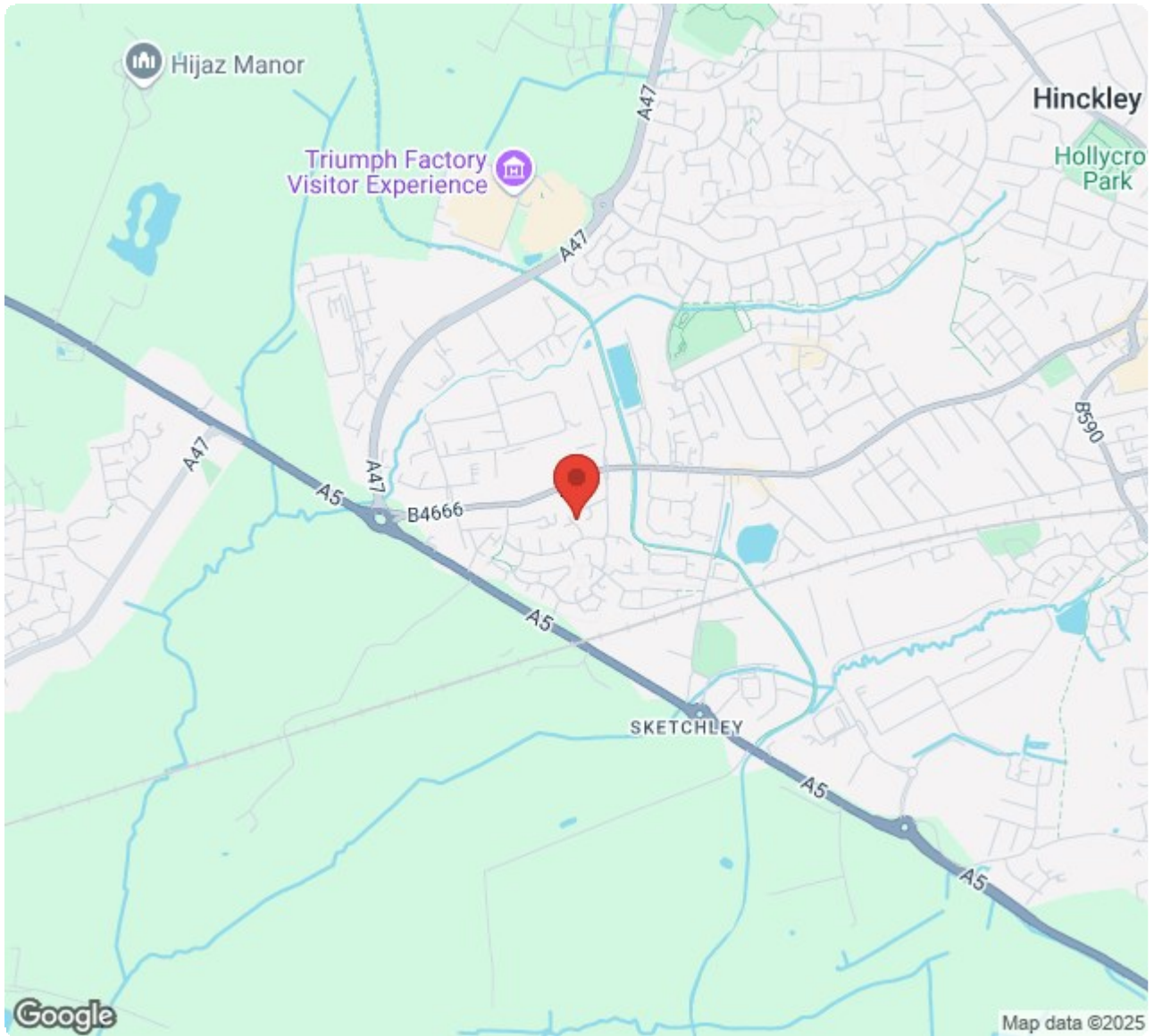
With white suite consisting panelled bath, mixer shower above, low level WC, pedestal wash hand basin, tiled surrounds, extractor fan and double panelled radiator.



OUTSIDE

The property is situated towards the head of a cul de sac, set back from the road with a front garden which is laid to lawn with low level surrounding picket fencing, bushes, slabbed pathway leads to the front door. Accessed via a timber gate to side is the fenced and enclosed rear garden, the garden is principally laid to lawn with a patio area towards the right. Two sheds included. Electric power points and tap. Two Car parking spaces to rear.





Total area: approx. 89.1 sq. metres (959.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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