

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 **W** scrivins.co.uk



1 TRURO CLOSE, HINCKLEY, LE10 1XL

OFFERS OVER £340,000

Impressive, modern David Wilson built detached family home. Sought after and convenient cul de sac location within walking distance of the town centre, local schools, Asda, Morrisons, parks, open countryside and good access to major road links. Well presented and much improved including white panel interior doors, wooden flooring, feature contemporary fireplace, modern fitted kitchen and bathroom. Gas central heating, UPVC SUDG and UPVC soffits and fascias. Accommodation offers entrance hall, family room/study, lounge, dining room, UPVC SUDG conservatory/garden room with solid roof. Breakfast kitchen and separate WC. Four bedrooms, two with built in wardrobes and family bathroom with shower. Driveway, front and enclosed rear garden with large shed. Viewing recommended. Carpets, blinds, light fittings, washing machine and cooker included



TENURE

Freehold
Council Tax Band

ACCOMMODATION

Open canopy porch with attractive SUDG and leaded front door to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, double panelled radiator. Stairway to first floor. HIVE thermostat for the central heating system. Attractive white six panel interior doors to

FRONT FAMILY ROOM/STUDY

8'2" x 15'11" (2.50 x 4.86)

With double panelled radiator.



FRONT LOUNGE

11'2" x 13'8" (3.42 x 4.17)

With feature contemporary fireplace having ornamental oak surrounds, marble hearth and backing. Gas point. Oak finish laminate wood strip flooring. Double panelled radiator. Coving to ceiling. TV and telephone points. Feature archway to



REAR DINING ROOM

10'4" x 7'6" (3.15 x 2.29)

With oak finish laminate wood strip flooring, double panelled radiator. Coving to ceiling. UPVC SUDG French doors to



CONSERVATORY

11'3" x 12'2" (3.44 x 3.73)

With oak finish laminate wood strip flooring, double panelled radiator. Two double power points. TV aerial point. Ceiling mounted fan light, the conservatory has a solid insulated roof. UPVC SUDG French doors to the rear garden.



REAR FITTED BREAKFAST KITCHEN

13'1" x 11'3" (4.01 x 3.43)

With a range of cream fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer white ceramic sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting solid oak working surfaces above including a breakfast bar, matching upstands. Further matching range of wall mounted cupboard units, one concealing the BAXI gas condensing combination boiler for central heating and domestic hot water (installed in 2021). Rangemaster Toledo range cooker included with a five ring gas hob unit. Two ovens and a grill beneath. Washing machine included. Matching stainless steel chimney extractor hood above. Laminate wood strip flooring, inset ceiling spotlights. Fashionable grey vertical radiator. Concealed lighting over the working surfaces. Useful under stairs storage cupboard. UPVC SUDG French doors leading to the rear garden.



REFITTED WC

With a white suite consisting low level WC, wall mounted sink unit, porcelain tiled flooring. Radiator.

FIRST FLOOR LANDING

With built in linen cupboard, loft access with extending aluminium ladder for access, the loft is partially boarded.

FRONT BEDROOM ONE

11'4" x 11'4" (3.47 x 3.47)

With radiator. Range of fitted bedroom furniture consisting one double and one single wardrobe unit.



FRONT BEDROOM TWO

8'11" x 11'4" (2.72 x 3.47)

With a range of fitted bedroom furniture in light oak, consisting one double wardrobe unit, further double wardrobe unit over the stairs in white. Double panelled radiator.



REAR BEDROOM THREE

8'3" x 9'10" (2.53 x 3.01)

With radiator.



REAR BEDROOM FOUR

8'2" x 7'1" (2.50 x 2.18)

With radiator.



REAR REFITTED FAMILY BATHROOM

6'9" x 7'1" (2.07 x 2.16)

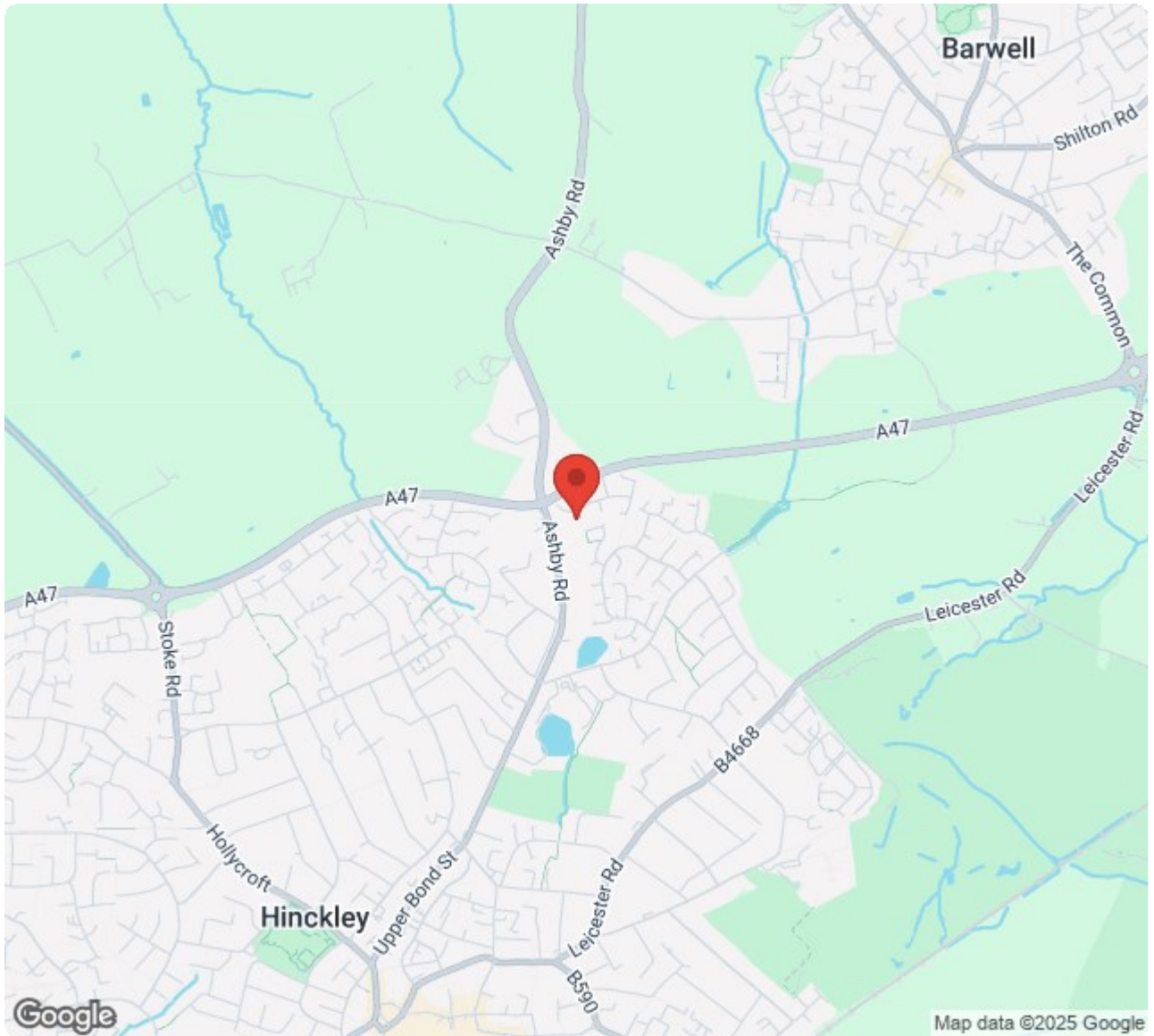
With white suite consisting L shaped panelled bath, main shower unit above, glazed shower screen to side, vanity sink unit with Anthracite double cupboard beneath. Low level WC, contrasting tiled surrounds. Laminate wood strip flooring. Chrome heated towel rail.



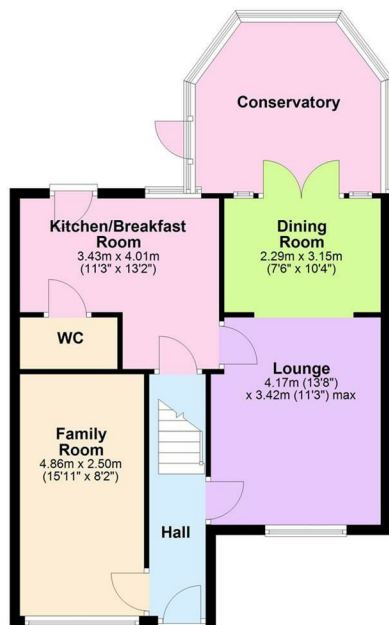
OUTSIDE

The property is nicely situated in a cul de sac, set back from the road, the front garden is principally laid to lawn with surrounding beds. A block paved driveway offers ample car standing. A slabbed pathway and wrought iron gate lead down the left hand side of the property to the fully fenced and enclosed rear garden which has a deep slabbed patio adjacent to the rear of the property, there is an outside tap, beyond which the garden is principally laid to lawn. Further timber decking and patio to the top of the garden along with a large timber shed.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		69
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		