

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**18 WENSUM CLOSE, HINCKLEY, LE10 0XH**

**OFFERS OVER £250,000**

**NO CHAIN.** Extended, modern semi detached house set on a large plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, Doctors surgery, local schools, local parks, the town centre, The Crescent, the train station and with good access to major road links. Immaculately presented including white panelled interior doors, tiled flooring, coving, spotlights, gas central heating and UPVC SUDG windows, French doors & soffits & fascias. Spacious accommodation offers canopy porch, entrance hall, breakfast kitchen, spacious lounge & garden room . 3 bedrooms and shower room. Driveway to garage, front and enclosed rear garden. Viewing highly recommended. carpets and blinds included.





## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

Open pitched and tiled canopy with glazed and composite door to:

### ENTRANCE HALLWAY

Single panel radiator with decorative timber cover, smoke alarm, coving to ceiling and wall mounted Drayton heating programmer. Stairway to first floor with spindle balustrades. Panelled doors to:



### BREAKFAST KITCHEN

8'8" x 10'4" (2.65 x 3.16)

range of floor standing cream kitchen units with brushed chrome handles with stone effect roll edge work tops and tiled splashbacks above. Inset one and a half bowl single drainer stainless steel sink with mixer tap above. Free standing Indesit washing machine and free standing Indesit fridge freezer. Built in single oven with four ring gas hob and stainless steel chimney extractor above. Further matching range of wall mounted cupboard units. Worcester combination boiler for central heating and domestic hot water. Tiled effect flooring.



### LOUNGE

14'10" x 15'9" (4.54 x 4.82)

Feature fireplace with timber mantle, marble backing and hearth incorporating a gas fire. Double panel radiator, coving to ceiling, TV aerial point and panelled door to understairs storage cupboard housing the consumer unit. Double timber French doors leading to:



### EXTENDED DINING ROOM

11'8" x 8'4" (3.58 x 2.55)

Tiled flooring, double panel radiator, Velux window and wall lighting. UPVC SUDG French doors to rear garden.



### FIRST FLOOR LANDING

With spindle balustrades. Smoke alarm and loft access (loft is partially boarded) Panelled doors to:

### BEDROOM ONE TO REAR

8'10" x 12'7" (2.70 x 3.84)

Single panel radiator and built in double wardrobe with shelving and hanging rail.



### BEDROOM TWO TO FRONT

8'9" x 13'7" (2.69 x 4.16)

Single panel radiator.



### BEDROOM THREE TO REAR

5'10" x 9'4" (1.78 x 2.86)

Single panel radiator.



### SHOWER ROOM TO FRONT

5'6" x 8'2" (1.69 x 2.51)

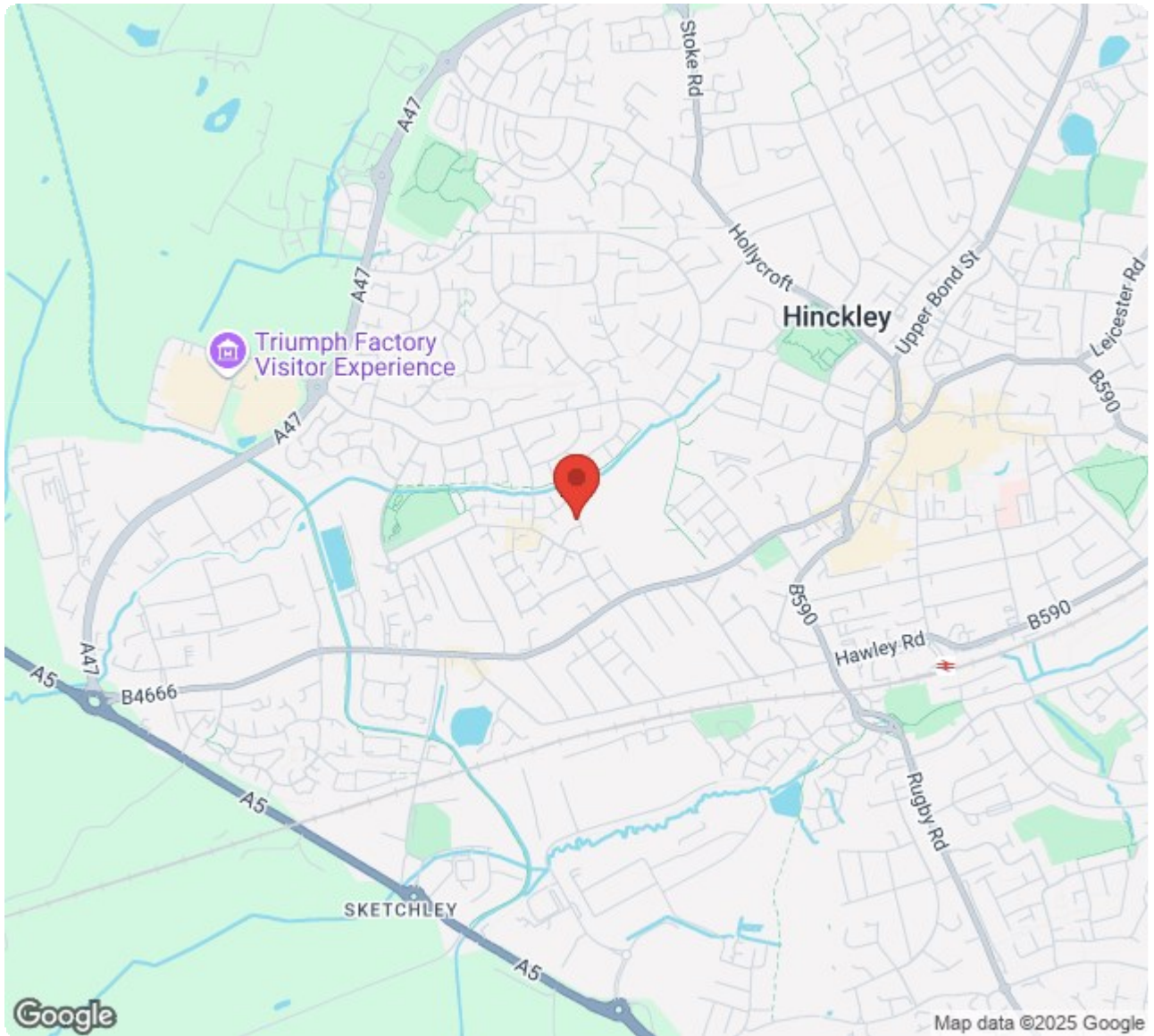
White suite consisting pedestal wash hand basin, low level WC and corner glazed shower enclosure with bar shower above. PVC panelled surrounds, extractor fan and tile effect flooring. Door to airing cupboard with shelving.

### OUTSIDE

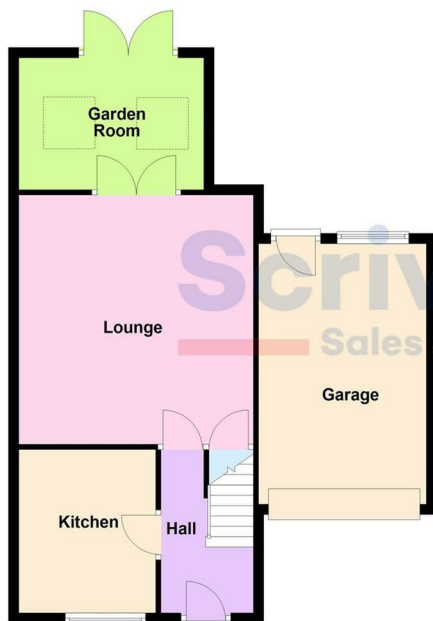
To the front of the property is a Tarmac driveway leading to a single garage with electric roller door and pedestrian door to rear. Front garden is principally laid with decorative stone with mature shrubs. pedestrian gate to rear garden with slabbed patio adjacent to the rear of the property. Remainder of the garden is predominantly laid to lawn enclosed with timber fencing.







Ground Floor



First Floor



| Energy Efficiency Rating  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>  |           | <b>87</b> |
| (81-91) <b>B</b>  | <b>76</b> |           |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not energy efficient - higher running costs                     |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|   | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (81-91) <b>A</b>  |           |           |
| (69-80) <b>B</b>  |           |           |
| (55-68) <b>C</b>  |           |           |
| (39-54) <b>D</b>  |           |           |
| (21-38) <b>E</b>  |           |           |
| (1-20) <b>F</b>   |           |           |
| (1-20) <b>G</b>   |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |



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