

Scrivins & Co

Sales & Lettings

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

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35 WHITWORTH AVENUE, HINCKLEY, LE10 0DD

OFFERS OVER £240,000

An attractive modern Taylor Wimpey built semi detached property close to Ashby canal. Sought after and convenient cul-de-sac location within walking distance of a parade of shops, Westfield Junior School, the town, The Crescent, bus and train stations and good access to the A5 and the M69 motorway. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Offers entrance hall, separate WC, lounge, fitted dining kitchen & conservatory. 3 bedrooms and bathroom with shower. Double width driveway and good sized rear garden. Viewing recommended. Carpets, blinds and shed included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

Composite front door to

ENTRANCE HALLWAY

With wood effect tile flooring, wall mounted fuse board, smoke alarm. Wall mounted Potterton heating thermostat. Single panelled radiator. Panelled door to

DOWNSTAIRS WC

2'10" x 5'4" (0.88 x 1.64)

With tiled flooring, low level WC, tiled shelving which sits a ceramic bowl sink, chrome mixer tap. Tiled surrounds, inset ceiling spotlights.

LOUNGE

12'6" x 13'3" (3.83 x 4.06)

With wood effect laminate flooring, TV aerial point, two single panelled radiator. Timber and glazed French doors to the



KITCHEN/DINER

15'7" x 8'11" (4.77 x 2.72)

With tiled flooring, double panelled radiator, a range of floor standing kitchen cupboard units with brushed chrome handles, stone effect worktop, Built in Bosch electric oven, five ring gas hob, extractor above. Tiled splashbacks, built in Bosch washing machine, built in dishwasher, stainless steel sink with brushed chrome mixer taps. Further matching range of wall cupboard units, larder cupboard housing the Valliant gas condensing boiler for gas central heating. Panelled door to under stairs cupboard with shelving, UPVC SUDG double doors to



CONSERVATORY

14'1" x 10'2" (4.30 x 3.12)

With double panelled radiator, wall mounted electric heater, ceiling mounted fan light. UPVC SUDG Doors to rear garden.



FIRST FLOOR LANDING

With loft access, wired in smoke alarm, panelled door to airing cupboard which houses the Immersion tank for domestic hot water. Panelled door to

REAR BEDROOM ONE

8'9" x 12'4" (2.69 x 3.76)

With double panelled radiator, panelled door to



FRONT BEDROOM TWO

6'8" x 10'0" (2.05 x 3.05)

With single panelled radiator.



FRONT BEDROOM THREE

8'7" x 6'10" (2.64 x 2.09)

With single panelled radiator, built in over stairs storage cupboard with shelving and hanging rails.



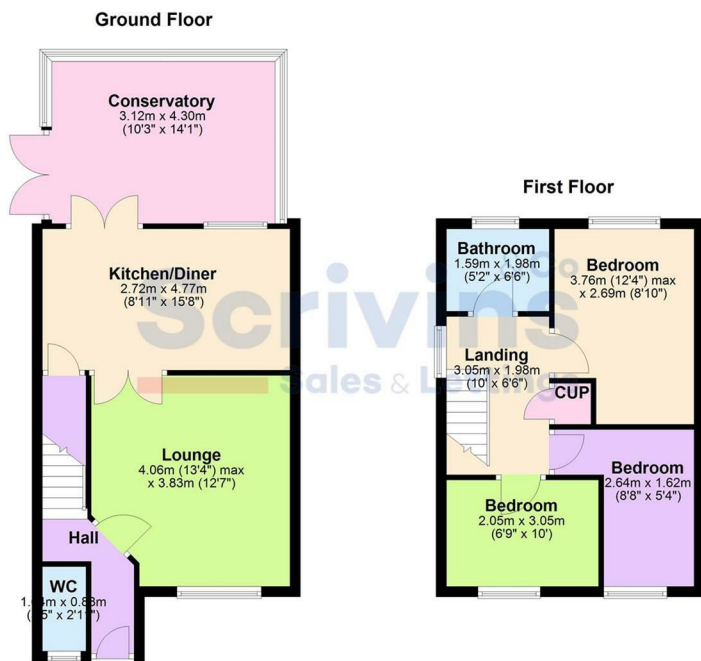
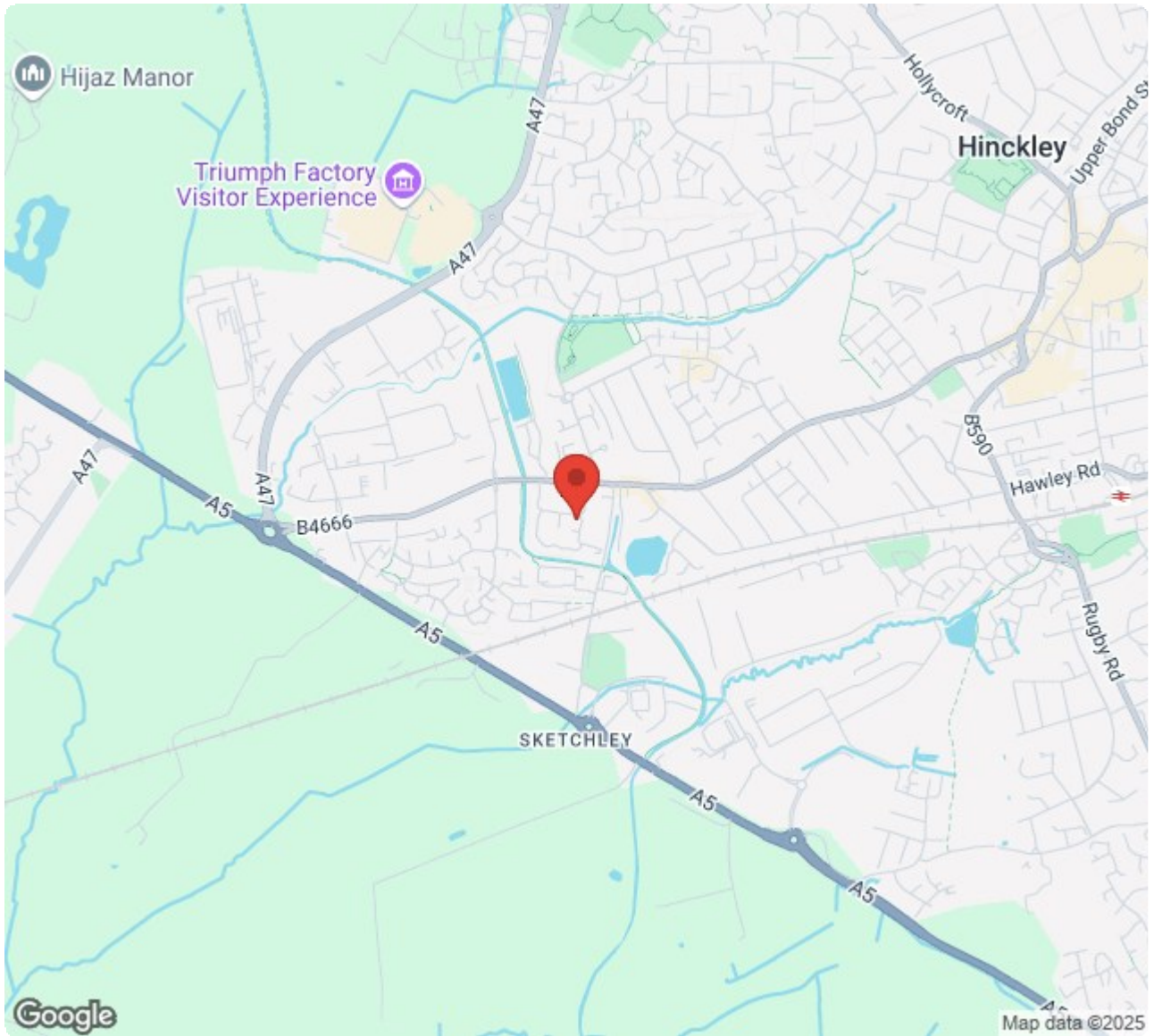
BATHROOM

With tiled flooring, bath with chrome taps, bar shower & hand attachment above, tiled surrounds, inset ceiling spotlights, extractor fan, white vanity toilet unit, vanity sink unit with storage & wash hand basin, wall mounted mirror, tiled splashbacks and chrome heated towel rail.

OUTSIDE

The property to front has a tarmacadam driveway beyond which the garden is predominantly laid to lawn with a concrete slabbed path leading to the front door. There is a side entry to a pedestrian gate to the rear garden which is predominantly laid in artificial lawn, fenced and enclosed. Concrete slabbed patio, concrete base with a timber shed.





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | 64 |
| (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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
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