

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



22 CADEBY CLOSE, HINCKLEY, LE10 0EL

ASKING PRICE £350,000

No Chain. Impressive, modern Cadeby Homes built detached family home, sought after and convenient cul de sac location within walking distance of the town centre, The Crescent, Morrisons, train and bus stations, schools, doctors, dentists, parks, open countryside and good access to major road links. Well presented and refurbished including panelled interior doors, coving, ceramic tiled flooring, feature contemporary fireplace, refitted kitchen and bathrooms, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge, dining room and dining/kitchen. Three double bedrooms, main with en suite shower room and family bathroom. Wide driveway to single integral garage, well kept front and enclosed rear gardens with shed. Viewing recommended. Carpets, blinds, light fittings and shed included.



TENURE

Freehold

Council Tax Band D

EPC Rating TBC

ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

ENTRANCE HALLWAY

With double panelled radiator, keypad for burglar alarm system, smoke alarm, coving to ceiling. HIVE thermostat for central heating system. Stairway to first floor. Attractive white six panel interior doors to

REFITTED WC

With white suite consisting low level WC, vanity sink unit, gloss white cupboard beneath, contrasting tiled surrounds, radiator, extractor fan.



FRONT LOUNGE

12'5" x 16'11" max (3.80 x 5.18 max)

With feature contemporary fireplace incorporating a living flame coal effect gas fire, two radiators, TV aerial point, coving to ceiling. Feature archway to



REAR DINING ROOM

9'5" x 8'8" (2.89 x 2.65)

With radiator, coving to ceiling, UPVC SUDG French doors leading to the rear garden.



REAR REFITTED DINING KITCHEN

14'3" x 9'6" (4.36 x 2.92)

With a fashionable range of gloss cream kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven and grill beneath. Integrated extractor hood above, tiled and perspex splashbacks, further wall mounted cupboard units and one pull out larder unit. Further integrated appliances including a washing machine, fridge freezer, ceramic tiled flooring. Radiator, Valliant concealed gas condensing boiler for central heating and domestic hot water. UPVC SUDG door to the rear garden. Useful under stairs storage cupboard with ceramic tiled flooring, fitted shelving.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm. Door to the airing cupboard housing the cylinder fitted immersion heated for supplementary hot water. Loft access with extending aluminium ladder for access, the loft is partially boarded with lighting.

FRONT BEDROOM ONE

12'0" x 12'5" (3.66 x 3.80)

With a range of fitted bedroom furniture by David Julian in white consisting two single wardrobe units, matching bedside cabinets. Corner alcove display shelving above with concealed lighting, matching bedhead and bridge of cupboards above the bed, radiator, ceiling mounted fan light. TV aerial point. Further built in wardrobe, door to



REFITTED EN SUITE SHOWER ROOM

6'2" x 5'1" (1.90 x 1.57)

Refitted white suite consisting fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC, contrasting grey tiled surrounds including the flooring, shaver point. Extractor fan, fashionable grey towel rail. Further built in storage cupboard with fitted shelving.



BEDROOM TWO

23'11" x 7'6" (7.30 x 2.30)

With a range of fitted bedroom furniture by David Julian consisting three double and one single wardrobe units, further matching dressing table with four drawers beneath. Two radiators, telephone point.



REAR BEDROOM THREE

9'3" x 9'3" (2.84 x 2.82)

With radiator, TV aerial point, single panelled radiator, storage cupboard/wardrobe.



REAR REFITTED BATHROOM

6'8" x 5'9" (2.05 x 1.77)

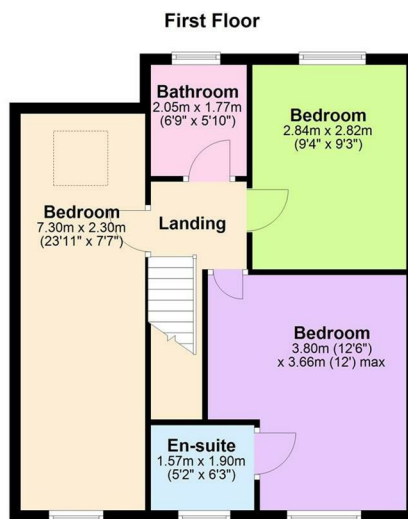
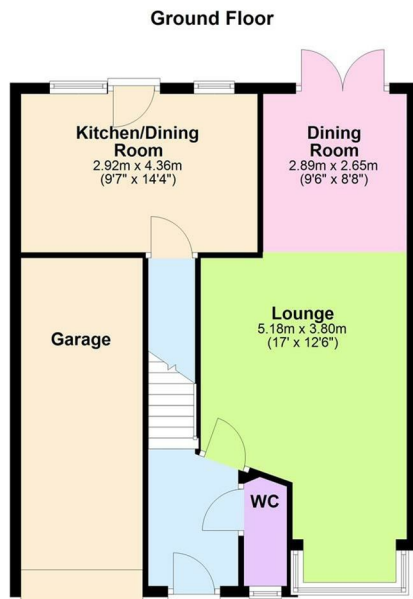
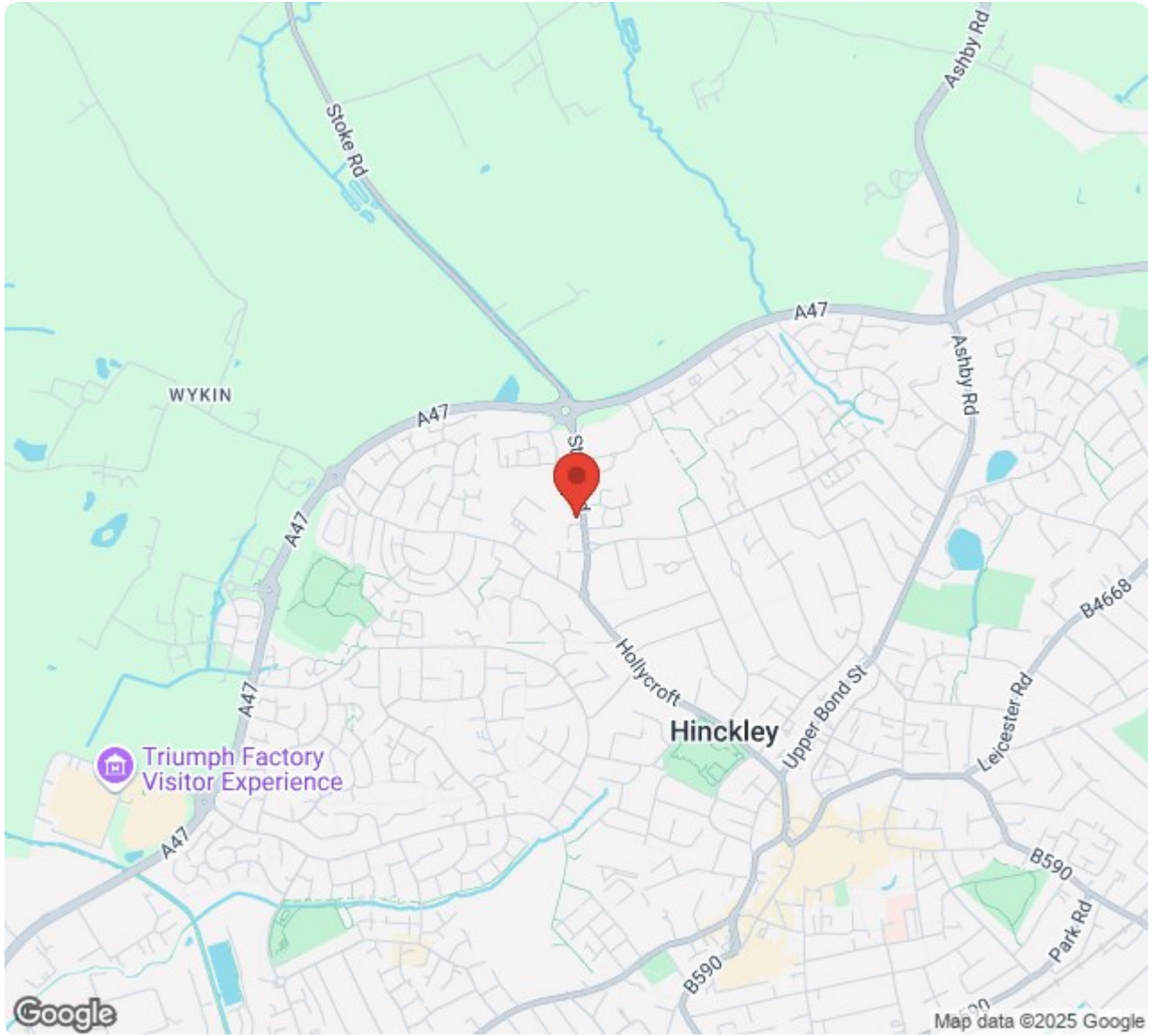
With white suite consisting of a fully tiled double shower cubicle, glazed shower door, vanity sink unit with gloss white double cupboard beneath, mirror above, low level WC. Contrasting tiled surrounds, white heated towel rail. Shaver point and extractor fan.



OUTSIDE

The property is nicely situated in a block paved cul de sac, set back from the road, the front garden in decorative stones with central flag stoned paving, there is a double width tarmacadam driveway leading to the single integral brick built garage measuring 2.33m x 5.33m with up and over door to front, light and power, wall mounted consumer unit and fitted timber shelving and racking. A timber gate and slabbed pathway leads down the left hand side of the property where there is outside lighting, leading to the fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property, there is outside tap and lighting. The garden is neatly laid to lawn with well stocked beds and borders. There is also a timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		84
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
	74	
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Scrivins & Co
Sales & Lettings

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