

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 37 WILLOWBANK ROAD, HINCKLEY, LE10 0QF

**£240,000**

Impressive 2011 Westleigh Homes built family home. Popular and highly convenient cul de sac location within walking distance of the town, The Crescent, train and bus stations, Doctors surgery, local parks and with good access to the A5 and M69 motorway. Immaculately presented, energy efficient, with a range of good quality fixtures and fittings including white panelled interior doors, wooden flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, fitted kitchen and lounge dining room. 3 bedrooms (main with en suite shower room) and family bathroom. Driveway. Front and enclosed rear garden with shed. Viewing recommended. Carpets and light fittings included





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B  
EPC RATING - C

**ACCOMMODATION**

Attractive composite panel and SUDG front door with outside lighting to:

**ENTRANCE HALLWAY**

oak finish laminate wood strip flooring, radiator, wired in smoke alarm and wall mounted consumer unit. HIVE thermostat for central heating system and door to cloaks cupboard. Stairway to first floor with white spindle balustrades and useful understairs storage cupboard beneath. Attractive white six panel interior door to:



**SEPARATE WC**

White suite consisting low level WC and pedestal wash hand basin. Tiled splashbacks, radiator, extractor fan and oak finish laminate wood strip flooring.

**FITTED KITCHEN TO FRONT**

10'6" x 7'6" (3.22 x 2.31)

Fashionable range of walnut finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting roll edged working surfaces above and matching upstands. Inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel splashbacks and stainless steel chimney extractor above. Further matching wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water. One tall larder unit. Appliance recess points with plumbing for automatic washing machine and dishwasher. Oak finish laminate wood strip flooring and radiator.

### LOUNGE DINING ROOM TO REAR

17'8" x 12'11" (5.40 x 3.96)

two radiators, TV aerial point and UPVC SUDG French doors to rear garden.



### FIRST FLOOR LANDING

White spindle balustrades and loft access.

### BEDROOM ONE TO REAR

10'9" x 9'4" (3.30 x 2.85)

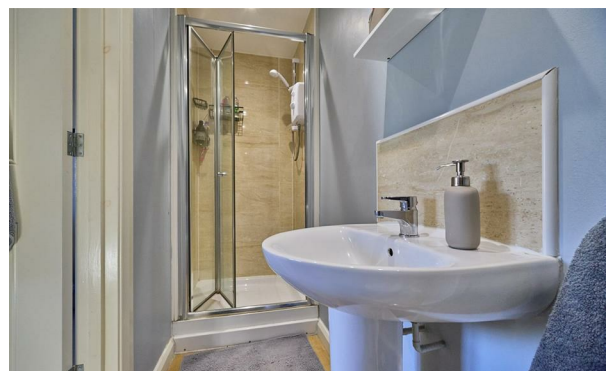
single panelled radiator and TV aerial point. Door to



### EN SUITE SHOWER ROOM

9'9" x 2'11" (2.99 x 0.91)

White suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, oak finish laminate wood strip flooring and extractor fan



### **BEDROOM TWO TO FRONT**

12'1" x 10'9" (3.70 x 3.28)

Single panelled radiator and telephone point.



### **BEDROOM THREE TO FRONT**

8'10" x 8'3" (2.71 x 2.53)

Single panelled radiator and door to airing cupboard with shelving and radiator.



### **BATHROOM TO REAR**

6'4" x 6'3" (1.95 x 1.92)

Panelled bath with mixer taps and shower attachment above, glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, oak finish laminate wood strip flooring, radiator, extractor fan and shaver point.

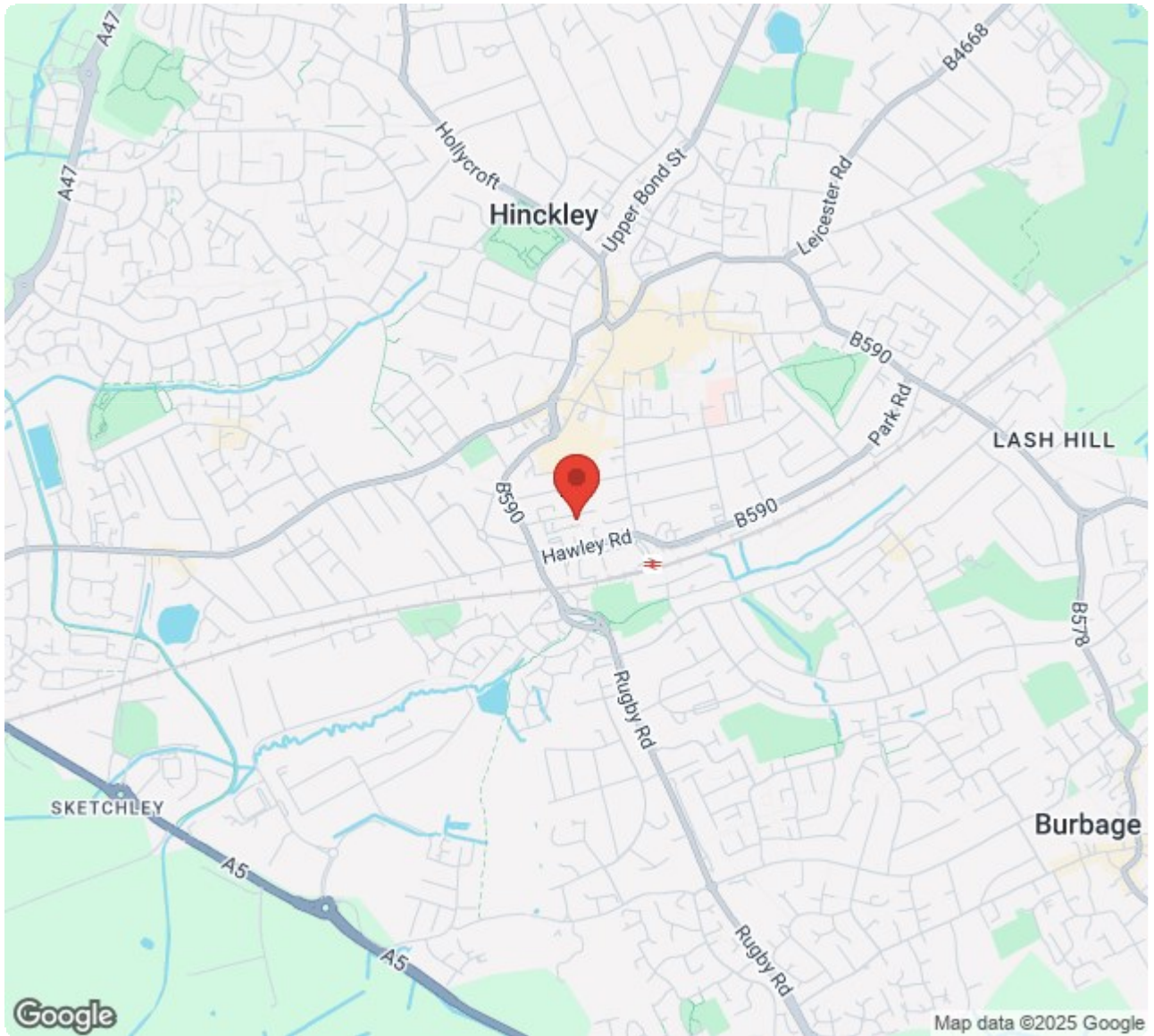


### **OUTSIDE**

The property is nicely situated in a block paved cul de sac, set back from the road with a well stocked front garden and block paved car parking space to front. A timber gate offers access to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property, edged by railway sleepers and picket fencing. Beyond this the garden is principally laid to lawn with surrounding beds. To the top of the garden there is a further slabbed patio. Timber shed included. Outside light







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>77</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		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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**Sales & Lettings**

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