

Scrivins & Co

Sales & Lettings

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

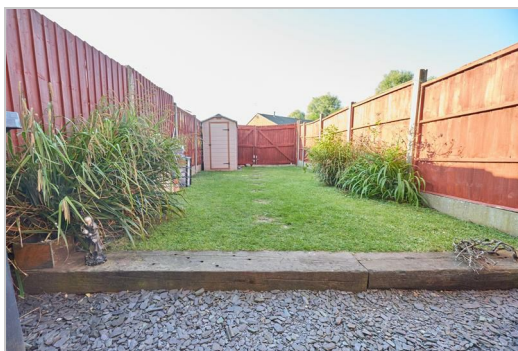
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



14 WESTON CLOSE, HINCKLEY, LE10 0XR

OFFERS OVER £180,000

Attractive modern Jelson built townhouse overlooking a green. Popular and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook School, the town centre, The Crescent, train and bus stations, parks and good access to major road links. Well presented and much improved including white panelled interior doors, wooden/ceramic tiled flooring, feature contemporary fireplace, modern kitchen and bathroom, gas central heating and enclosed rear garden, UPVC SUDG and UPVC soffits and fascias. Offers open porch with brick store, entrance hallway, kitchen and lounge/dining room, two good bedrooms and bathroom with shower. Well kept front and rear gardens with shed, driveway to rear. Viewing recommended, carpets and light fittings included.



TENURE

Freehold

Council Tax Band A

ACCOMMODATION

Open pitched and tiled canopy porch with attached brick built tool store housing the meters. Attractive UPVC SUDG and coloured leaded front door to

ENTRANCE HALLWAY

With ceramic tiled flooring, double panelled radiator, stairway to first floor. White wood panel and glazed door to

FRONT KITCHEN

8'5" x 9'5" (2.57 x 2.88)

With a range of beech fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawers. Contrasting roll edge working surfaces above. Tiled splashbacks, further matching wall mounted cupboard units with integrated extractor hood. Appliance recess points, gas cooker included, plumbing for automatic washing machine, ceramic tiled flooring. White wooden and panelled door to



REAR LOUNGE/DINING ROOM

11'8" x 13'7" (3.57 x 4.15)

With feature contemporary fireplace having ornamental wooden surrounds, raised black granite backing incorporating a living flame coal effect gas fire. Laminate strip flooring, radiator, TV aerial point. Three wall lights and ceiling fan light, useful under stairs storage cupboard with lighting. UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With wireless digital thermostat for the central heating system, loft access.

REAR BEDROOM ONE

11'8" x 8'2" (3.58 x 2.49)

With radiator.



FRONT BEDROOM TWO

8'5" x 8'6" (2.58 x 2.60)

With radiator, door to the airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water, wardrobe over the stairs.



SIDE BATHROOM

5'8" x 6'2" (1.73 x 1.89)

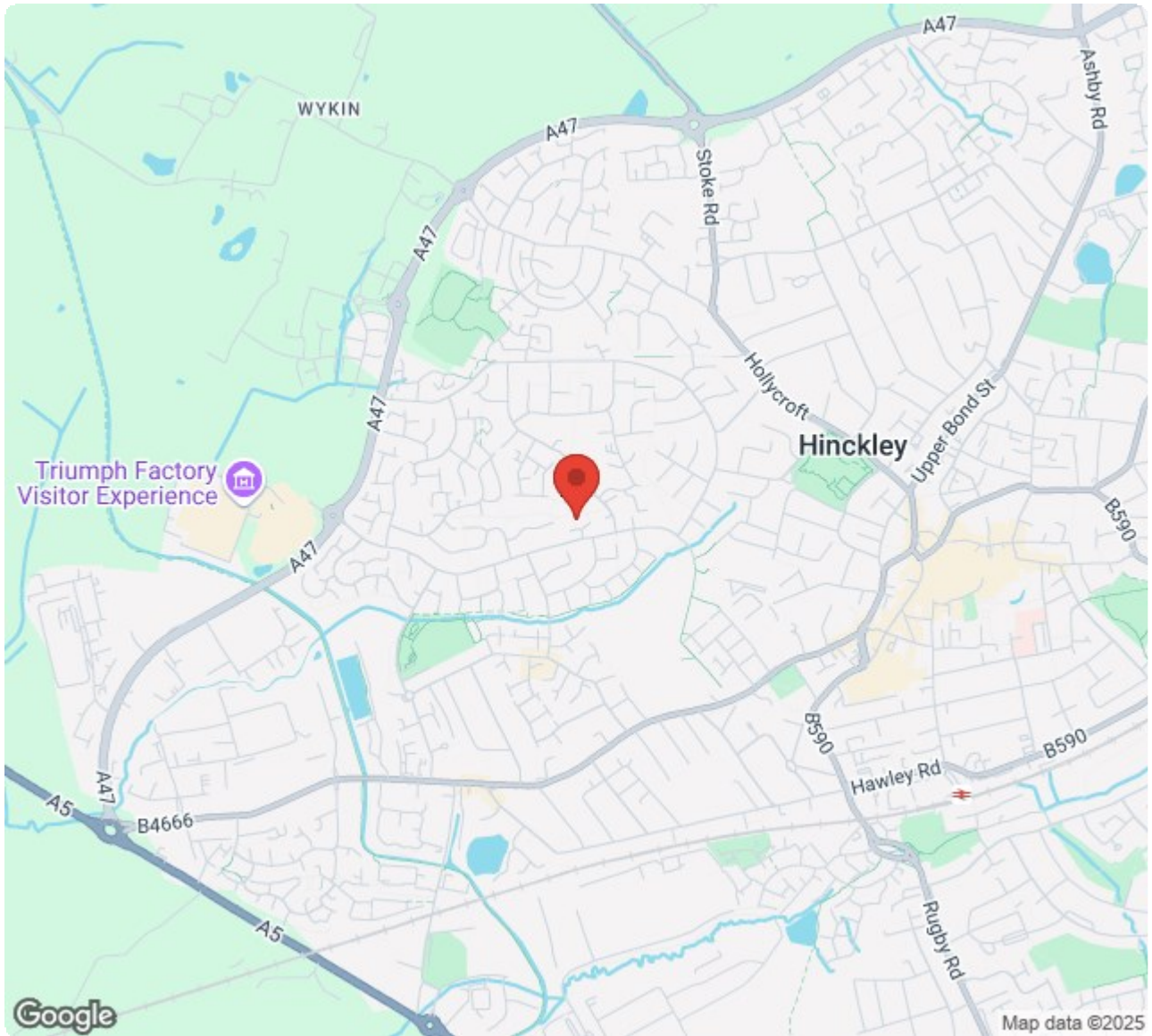
With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting fully tiled surrounds including the flooring, chrome heated towel rail. Inset ceiling spotlights and extractor fan.



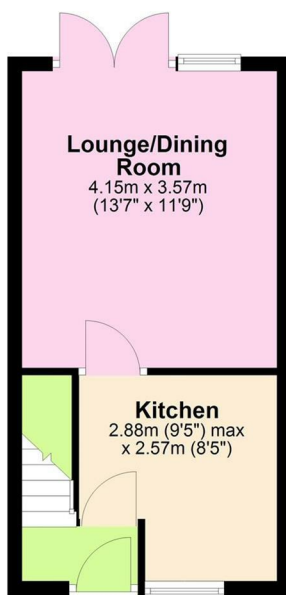
OUTSIDE

The property is nicely situated set well back from the road overlooking a green, the front garden is principally laid to lawn with outside tap, there is a fully fenced and enclosed rear garden, there is a full width slate chipping patio adjacent to the rear of the property, outside light, beyond which the garden is principally laid to lawn, to the top of the garden there is a shed which is included and double timber gates offer access to a tarmacadam parking space and driveway, there is also access to a communal car park shared by the row of houses.

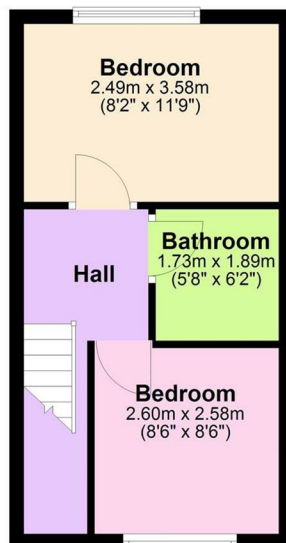




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		71
(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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