



### 3 APPLEBEES WALK, HINCKLEY, LE10 0FW

**ASKING PRICE £280,000**

Impressive Crest Nicholson three storey four bedroomed family home close to Ashby Canal. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, parks, bars and restaurants and good access to the A5 and M69 Motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, spotlights, alarm system, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, lounge and Kitchen Diner. Four good sized bedrooms ( main with en suite shower room) and family bathroom. Driveway at rear leading to a brick built garage en bloc. Enclosed hard landscaped rear garden. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band C  
EPC Rating C

## ACCOMMODATION

Wooden and glazed interior door leads to

## ENTRANCE HALLWAY

With stairway to the first floor, decorative tiled flooring, single panelled radiator. Smoke alarm. White panelled interior door to

## DOWNSTAIRS WC

5'5" x 2'9" (1.67 x 0.85)

With low level WC, pedestal wash hand basin, decorative tiled flooring. Single panelled radiator, also housing the consumer unit. White panelled interior door to

## FRONT LOUNGE

12'7" x 17'5" (3.84 x 5.31)

With feature fireplace incorporating a gas fire with Black stone effect backing and hearth and wooden white mantle surrounding. White panelled interior door to the under stairs storage cupboard which houses the control panel for the burglar alarm system. Double panelled radiator, TV aerial point, coving to ceiling. Panelled interior door to



## REAR KITCHEN/DINING ROOM

16'1" x 8'5" (4.91 x 2.59)

With a range of floor standing white cupboard units with roll edge working surfaces above and inset stainless steel drainer sink with mixer tap. There is an integrated Hotpoint oven with Bosch stainless steel gas hob above and matching extractor. Tiled splashbacks. A further range of matching wall mounted cupboard units. Integrated fridge freezer and built in wine rack. One cupboard concealing the Worcester gas boiler (still under warranty). Laminate wood strip flooring and appliance recess points.



## FIRST FLOOR LANDING

With stairway to the second floor, single panelled radiator and smoke alarm. A white panelled interior door leads to

### FRONT BEDROOM TWO

9'0" x 12'0" (2.75 x 3.67)

With two double built in wardrobe units and single panelled radiator.



### REAR BEDROOM THREE

12'2" x 9'0" (3.71 x 2.75)

With a single panelled radiator.



### REAR BEDROOM FOUR

6'9" x 8'7" (2.08 x 2.62)

With a single panelled radiator and TV aerial point.



### REAR FAMILY BATHROOM

6'2" x 6'9" (1.89 x 2.08)

With a panelled bath, mixer tap and shower attachment above and shower screen to side. Low level WC, pedestal wash hand basin and single panelled radiator. Half tiled surrounds and tiled flooring, shaver point, extractor fan and inset ceiling spotlights.



### SECOND FLOOR LANDING

With smoke alarm and white panelled interior door leading to

## BEDROOM ONE

12'10" x 18'10" max (3.93 x 5.75 max)

With a single built in wardrobe unit. White panelled interior door leads to an airing cupboard which houses the water tank. One double panelled radiator and one single panelled radiator. Velux window and a loft hatch. A white panelled interior door leads to



## EN-SUITE SHOWER ROOM

4'3" x 4'11" (1.30 x 1.51)

With a tiled shower cubicle with shower attachment and folding shower screen to side. Low level WC, pedestal wash hand basin, tiled flooring, Velux window, shaver point and single panelled radiator.

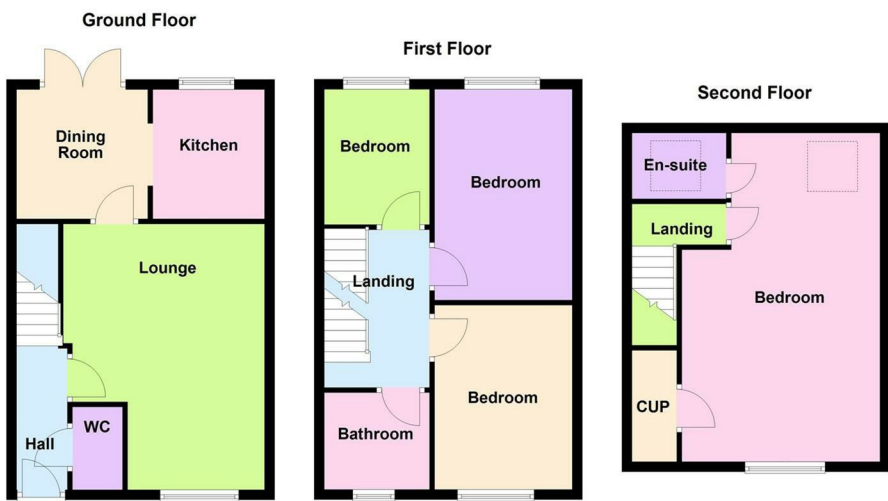
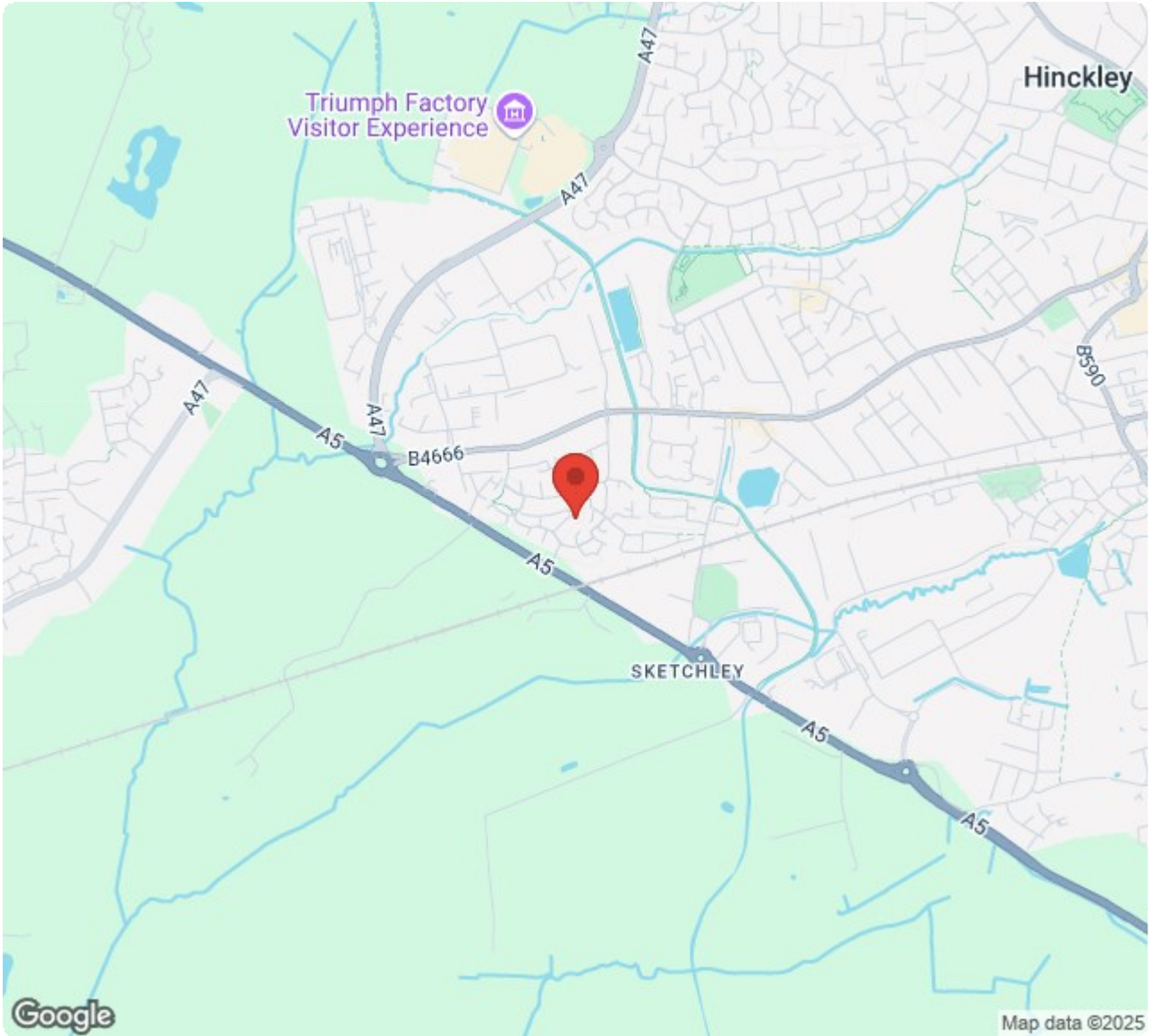


## OUTSIDE

8'2" x 17'4" (2.50 x 5.30)

The property is nicely situated off the main road with a front garden that is principally stoned with shrubs and also houses the gas and electric meters. A tarmacadam pathway leads to the front door. A shared walkway leads down the side of the property and a gate offers access to the fully fenced and enclosed garden with a patio area adjacent to the rear of the property, beyond which the garden is principally hard landscaped with a raised stoned area. At rear of the property is the brick built garage en bloc (2.50m X 5.30m) with tarmacadam driveway to front with an electric roller shutter door, light and power and with racking for further storage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>		73	
(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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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