



27 WEST HYDE, HINCKLEY, LE10 0FH

ASKING PRICE £370,000

Impressive 2003 Crest Nicholson built detached family home close to Ashby Canal. Sought after and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, leisure centre, 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 panel interior doors, spindle balustrades, coving, wooden flooring, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge with feature fireplace, dining room with French doors, breakfast kitchen and utility room. Four double bedrooms (main with en suite shower room) and family bathroom, double driveway to single integral garage. Front and enclosed rear garden. Viewing recommended. Carpets included.



TENURE

Freehold
Council Tax Band E

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive grey composite, panel and SUDG front door to

ENTRANCE HALLWAY

With laminate wood strip flooring, double panelled radiator, wired in smoke alarm. Coving to ceiling, keypad for burglar alarm system. Dog leg stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath. Nest thermostat for the central heating system. Attractive six panel interior doors to

SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin. Contrasting wood panelled and tiled surrounds including the flooring, radiator, inset ceiling spotlights and extractor fan. White wood panel and glazed door to



FRONT LOUNGE

11'8" x 15'10" (3.58 x 4.84)

With feature fireplace having ornamental Vardo wood surrounds, raised marble hearth and backing incorporating a living flame pebble effect electric fire. Power point and TV aerial point for wall mounted flat screen TV. Laminate wood strip flooring, double panelled radiator, TV aerial point, coving to ceiling.



REAR DINING ROOM

8'5" x 10'10" (2.58 x 3.31)

With laminate wood strip flooring, double panelled radiator, coving to ceiling. UPVC SUDG French doors leading to the rear garden.



REAR FITTED BREAKFAST KITCHEN

11'4" x 12'7" (3.47 x 3.84)

With a range of beech finish fitted kitchen units consisting inset one and a half bowl 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, appliance recess points, plumbing for a dishwasher, electric and gas cooker points. Double panelled radiator, laminate wood strip flooring, inset ceiling spotlights. Door to



REAR UTILITY ROOM

5'8" x 5'0" (1.75 x 1.53)

With matching units from the kitchen, consisting inset single drainer stainless steel sink unit, cupboard beneath. Contrasting roll edge working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine. Laminate wood strip flooring, radiator. Extractor fan, communicating door to garage and UPVC SUDG door to the rear garden.

FIRST FLOOR LANDING

With white spindle balustrades, radiator, coving to ceiling, wired in smoke alarm, double airing cupboard housing the Lagged Copper cylinder fitted immersion heater for supplementary and domestic hot water. Loft access with extending aluminium ladder for access, the loft is majority boarded with lighting.

FRONT BEDROOM ONE

13'2" x 11'10" (4.02 x 3.61)

With two built in double wardrobes in white, radiator, TV aerial point. Door to



EN SUITE SHOWER ROOM

4'7" x 7'5" (1.41 x 2.28)

With white suite consisting of a fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, shaver point, chrome heated towel rail. Wall mounted mirror fronted bathroom cabinet included. Inset ceiling spotlights. Extractor fan.



REAR BEDROOM TWO

11'10" x 12'7" (3.61 x 3.84)

With two built in double wardrobes in white. Radiator.



REAR BEDROOM THREE

11'8" x 10'9" (3.56 x 3.30)

With radiator.



FRONT BEDROOM FOUR

9'5" x 8'11" (2.88 x 2.73)

With radiator.



REAR FAMILY BATHROOM

6'2" x 8'7" (1.90 x 2.63)

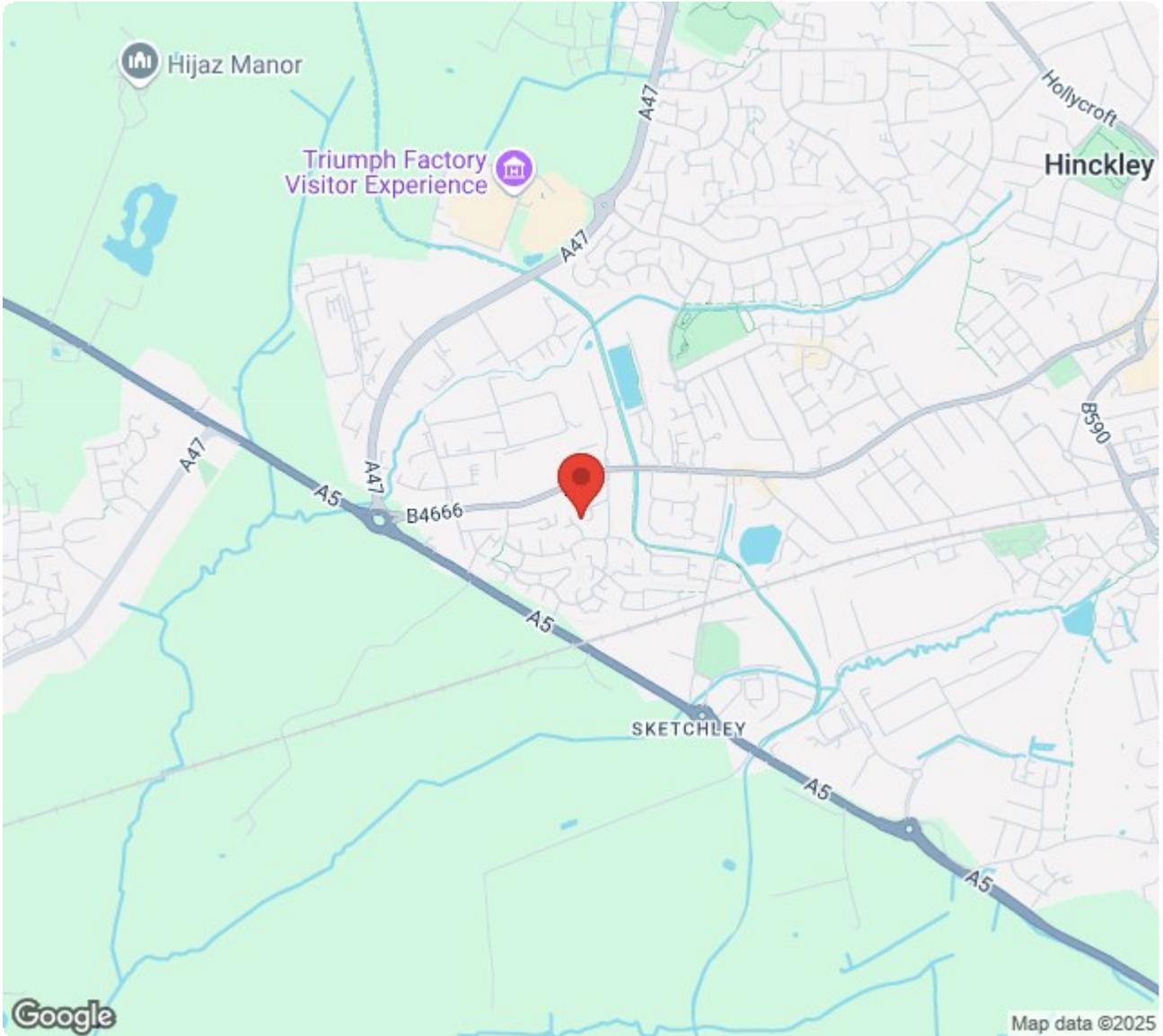
With white suite consisting panelled bath, pedestal wash hand basin, low level WC, contrasting tiled surrounds. Chrome heated towel rail, inset ceiling spotlights, extractor fan and shaver point.



OUTSIDE

The property is nicely situated in a cul de sac on a private block paved driveway, set well back from the road, the front garden is principally laid to lawn, a double width tarmacadam driveway leads to the single integral garage, with grey up and over door measuring 5.76m x 2.65m, the garage has light and power. The wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water (new as of 2022 still under warranty). A timber gate and slabbed pathway leads down the left hand side of the property to the fully fenced and enclosed rear garden which has a flagstone patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn. To the top of the garden is a further flagstone patio, there is also an outside tap and light and a double power point.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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

