

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 12 GABLES CLOSE, DESFORD, LE9 9JA

**OFFERS OVER £450,000**

Stunning, Spacious, modern four bedroom detached Ex Show home. Sought after and popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, open countryside, bus service, recreational facilities, takeaways, public houses and with good access to major road links. The property is immaculately presented, benefitting from stylish interior doors, fitted wardrobes, venetian blinds, Sonos Speaker system, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge, study/playroom, separate WC & an exceptional open plan kitchen/dining space with integrated appliances including fridge/freezer, dishwasher, oven & hob & utility room. Four bedrooms (one with en suite shower room) and family bathroom. Enclosed rear garden with patio, pergola & shed. Driveway to garage front offering parking. Venetian blinds included. Viewing essential.



## TENURE

FREEHOLD

Council Tax Band E

EPC Rating B

## ACCOMMODATION

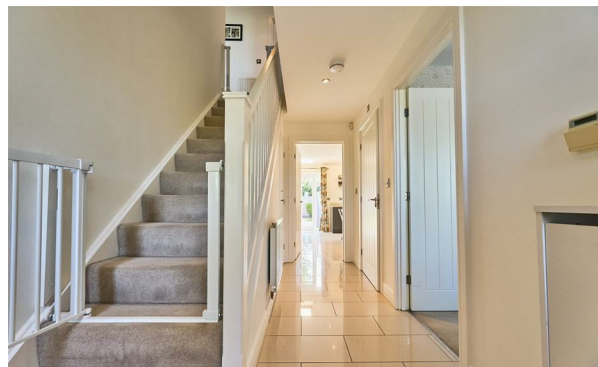
Timber canopy pitched and tiled porch to composite front door to



## ENTRANCE HALLWAY

6'4" x 14'3" (1.94 x 4.36)

With tiled flooring, security alarm programmer, wired in smoke alarm and inset spotlights. Single panelled radiator, panelled door to useful under stairs storage cupboard housing the RCD fuse board and built in speaker system. (built in Sonos speaker inset included which continue to the kitchen and landing). Panelled door to



## DOWNSTAIRS WC

3'8" x 4'9" (1.12 x 1.46 )

With tiled flooring, single panelled radiator, pedestal wash hand basin and chrome mixer tap. Low level WC, tiled surrounds and extractor fan.



## STUDY/PLAYROOM

9'11" x 8'9" (3.03 x 2.68)

With single panelled radiator, panelled door to



## LOUNGE

10'11" x 22'10" (3.33 x 6.96)

with solid oak flooring, two double panelled radiators, TV aerial point. Venetian blinds which continue throughout the property.



## OPEN PLAN DINING/KITCHEN

16'11" x 14'3" (5.18 x 4.36)

With tiled flooring, two double panelled radiators, inset spotlights, two Velux windows with integrated blinds. A range of fashionable grey matte floor standing kitchen cupboard units with quartz worktops and matching upstands. One and a half stainless steel sink with chrome mixer tap. 4 ring AEG induction hob, extractor above. AEG built in oven, built in fridge freezer and new Zanussi dishwasher. further matching range of wall cupboard units, TV aerial point, UPVC SUDG French doors to rear garden. Panelled door to



## UTILITY ROOM

5'6" x 4'9" (1.69 x 1.45)

With tiled flooring, matching cupboard units & worktops to the kitchen, inset spotlights, extractor fan, carbon monoxide alarm, plumbing for washing machine, UPVC SUDG door to side access. Myson heating and hot water programmer. One cupboard housing the Ideal combination boiler for domestic hot water and gas central heating.



## FIRST FLOOR LANDING

From balustrade stairs. With inset spotlights, wired in smoke alarm, loft access which is partially boarded. Panelled door to airing cupboard, housing the immersion tank & shelving. Panelled door to

## BEDROOM ONE

11'1" x 10'11" (3.39 x 3.35)

Single panelled radiator and TV aerial point. Built in wardrobes with panelled doors, chrome handles with shelving and hanging rails. Inset spotlights and panelled door to



### EN-SUITE SHOWER ROOM

7'1" x 4'2" (2.16 x 1.28)

With tiled flooring, three piece suite consisting of pedestal wash hand basin, chrome mixer tap, low level WC, glazed shower enclosure with bar shower, tiled surrounds, inset spotlights and extractor fan.



### BEDROOM TWO

'I' shaped 13'5" x 11'10" ('I' shaped 4.09 x 3.62)

With single panelled radiator



### BEDROOM THREE TO REAR

9'8" x 10'4" (2.97 x 3.17)

With single panelled radiator, mirror fronted wardrobes with shelving and hanging rails.



### BEDROOM FOUR TO REAR

9'5" x 9'3" (2.88 x 2.83 )

With single panelled radiator



### FAMILY BATHROOM

6'1" x 5'9" (1.87 x 1.77)

With tiled flooring, three piece suite consisting of low level pedestal wash hand basin, chrome mixer tap, low level WC, panelled bath with chrome mixer tap, glazed shower screen with bar shower above, inset spotlight and extractor fan.

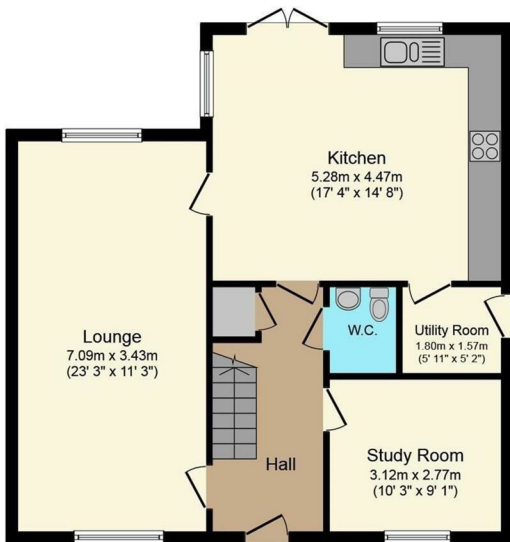
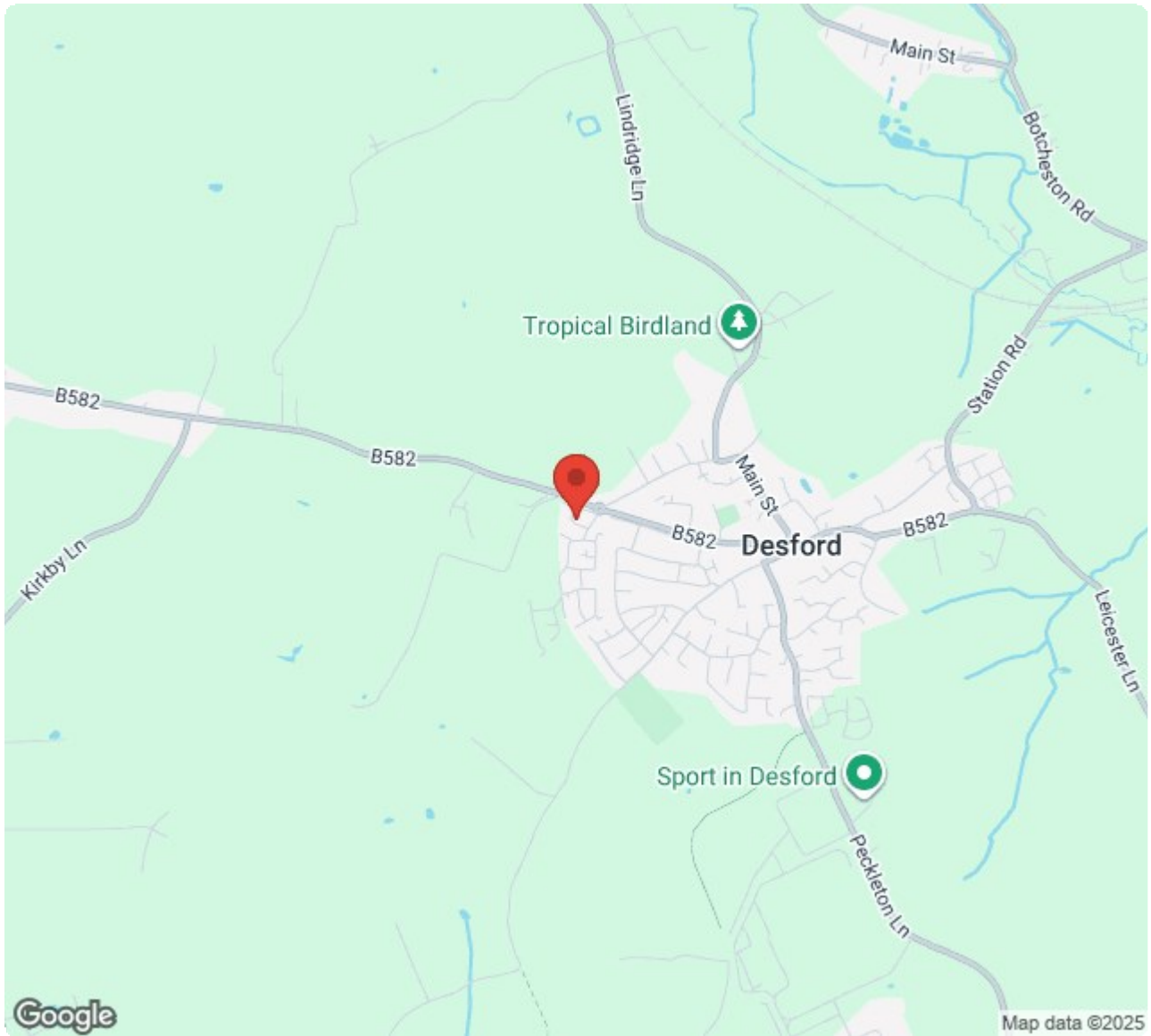


### OUTSIDE

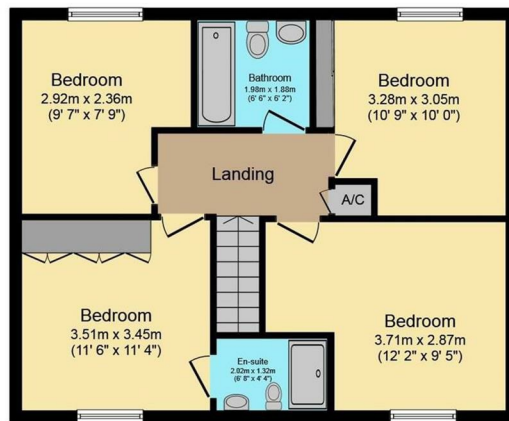
The property is well set back from the road with open countryside views to front, block paved and tarmacadam driveway to single

garage with up and over door electric & lighting, block paved to front door. The property to rear has a concrete slabbed patio adjacent to the back of the house. The garden is predominantly laid to lawn with a further concrete slabbed patio to rear, above which is a timber pergola, raised timber beds with mature shrubs. The garden is fenced and enclosed. Timber shed and pedestrian gate for side access. Outside lighting, electric and outside tap.

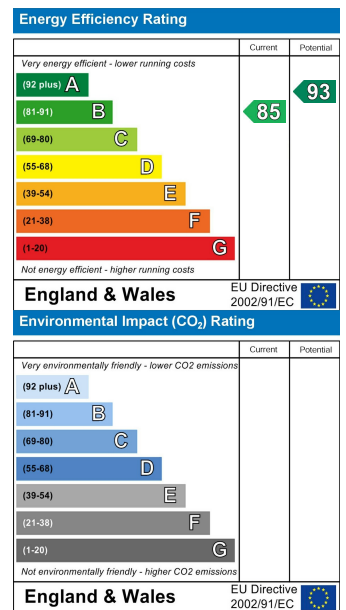




Ground Floor



First Floor



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Sales & Lettings

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