

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

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6 BEARSDEN CRESCENT, HINCKLEY, LE10 0SQ

ASKING PRICE £375,000

Extended modern detached property on a large plot. Sought after and highly convenient CUL DE SAC location within walking distance of Battling Brook School, Redmoor School, a parade of shops, Doctors surgery, local parks and Hinckley town centre. Well presented and much improved including panelled interior doors, laminate flooring, coving, modern open plan dining kitchen, gas central heating, UPVC SUDG and UPVC soffits and fascias, built in wardrobes. Offers entrance hall, lounge, kitchen diner, conservatory, utility room & sepearte WC. Three bedrooms and bathroom with shower. Wide driveway for ample parking and large enclosed rear garden with store & workshop. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band C
EPC Rating D

ACCOMMODATION

Canopy pitched and tiled porch with lighting to UPVC SUDG front door to

ENTRANCE HALLWAY

4'6" x 7'6" (1.38 x 2.29)

With double panelled radiator, smoke alarm, dado rail. Wall mounted Drayton heating programmer. Coving to ceiling, panelled door to useful under stairs storage cupboard housing the fuse board, electric metre and gas metre. Panelled door to

DOWNSTAIRS WC

5'0" x 2'6" (1.54 x 0.77)

With grey wood effect laminate flooring, single panelled radiator, vanity toilet unit, vanity sink unit with chrome mixer tap, tiled splashbacks. Panelled door to



UTILITY ROOM

8'2" x 9'3" (2.50 x 2.82)

With wood effect laminate flooring, a range of floor standing cupboard units with stone effect worktop, one and a half drainer sink with chrome mixer tap, tiled splashback. Plumbing for automatic washing machine, wall mounted Valliant combination boiler for domestic hot water and gas central heating. A range of matching wall cupboard units. Panelled door to

LOUNGE

10'4" x 19'5" (3.15 x 5.94)

With bay window to front, two single panelled radiators, wall mounted TV aerial point for plasma TV. French timber and glazed door to



KITCHEN/DINER

19'4" max x 16'5" I shaped (5.90 max x 5.02 I shaped)

With wood strip laminate flooring, a range of fashionable light grey kitchen cupboard units with chrome handles, stone effect working surfaces. One and a half black resin drainer sink with mixer tap. Tiled splashbacks. Montpellier Range cooker with seven ring gas hob, extractor above. Built in Hotpoint dishwasher, built in Hotpoint microwave, further matching range of wall cupboard units, matching island unit with storage, sockets and lighting. Inset ceiling spotlights, upstanding fashionable white radiator. Single panelled radiator UPVC SUDG door to side access. UPVC SUDG French doors to



CONSERVATORY

9'0" x 17'9" (2.75 x 5.43)

With tiled flooring, TV aerial point, under floor heating, fan light. UPVC SUDG doors to the rear garden.



FIRST FLOOR LANDING

With dado rail, Spindle balustrade single panelled radiator, smoke alarm. Built in bespoke cupboard with shelving, coving to ceiling. There is a radiator in the cupboard to be used as an airing cupboard. Loft access, the loft is partially boarded with lighting and electric. Panelled door to



BEDROOM ONE TO FRONT

9'8" x 7'4" (2.96 x 2.25)

With single panelled radiator. White wood effect built in wardrobes with hanging rails and drawers, matching bedside tables and over bed storage.



BEDROOM TWO

10'0" x 11'10" (3.07 x 3.62)

With single panelled radiator, built in white wood effect wardrobes with shelving, hanging rails and drawers, matching bedside tables and over bed storage and dressing table.



BEDROOM THREE TO REAR

8'3" x 8'6" (2.52 x 2.60)

With single panelled radiator, built in dressing table with drawers, built in wardrobe with Bi-folding doors, shelving and hanging rails.



FAMILY BATHROOM

With Low level WC, vanity sink unit, cupboard beneath. Mirrored light. Fully tiled corner shower unit.

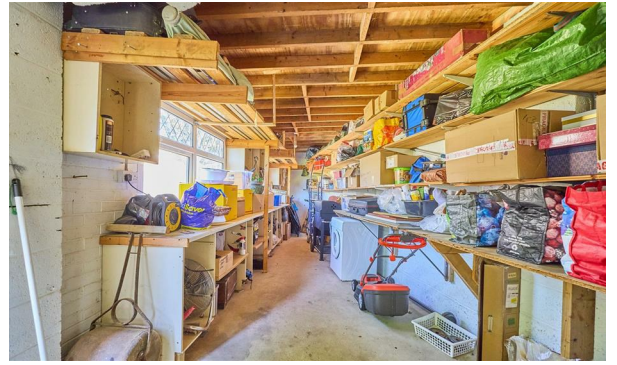


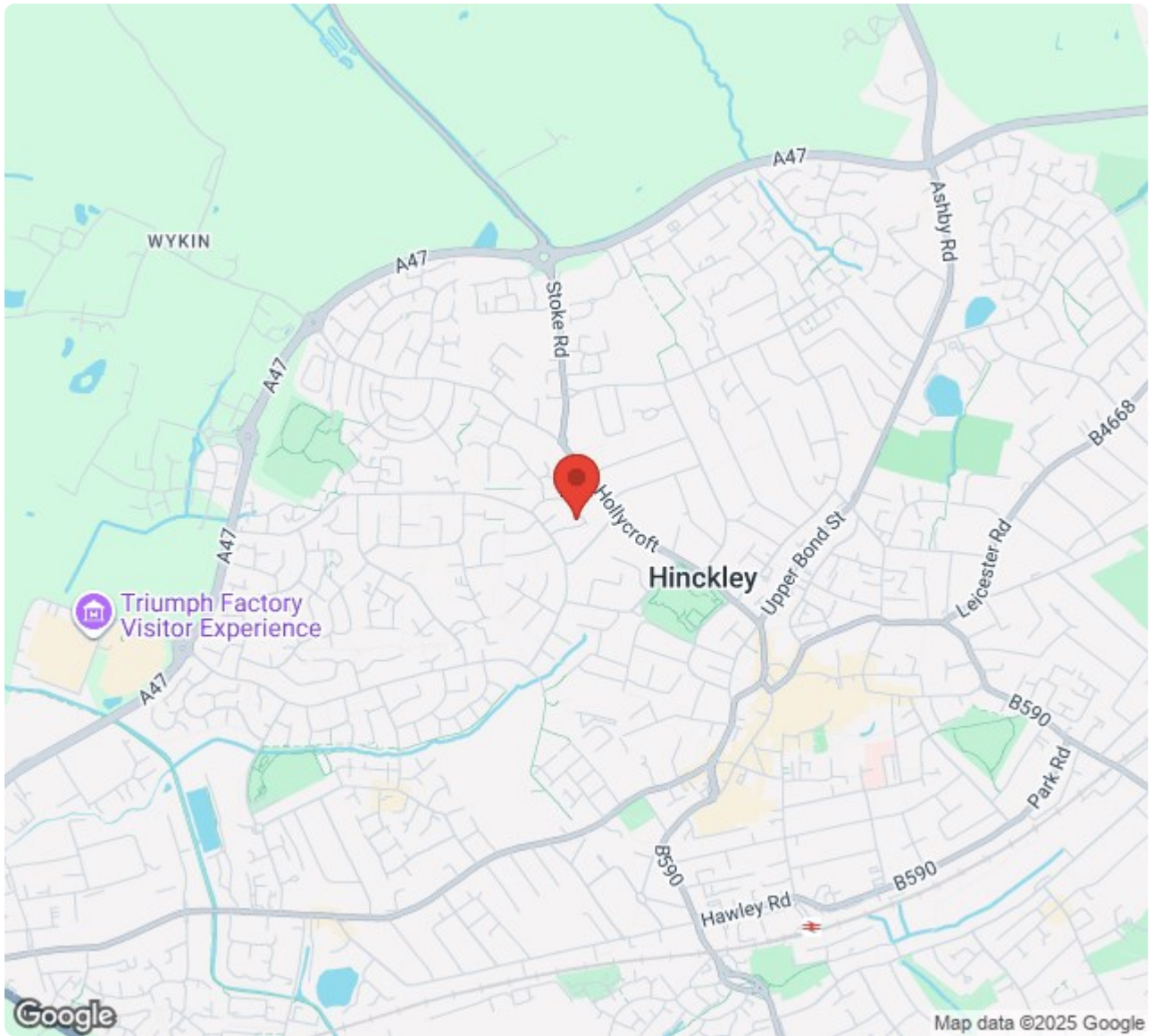
OUTSIDE

The property is set well back from the road with a tarmacadam driveway with raised brick built beds and an area of decorative stone. Further concrete slabbed driveway to car port with double gates leading to the rear garden. The rear garden has a raised concrete slabbed patio adjacent to the rear of the house, which has a brick built store sat on. Down the concrete steps is a large area of lawn surrounded by mature shrubs with a concrete slabbed path leading to the bottom of the garden. The garden is fenced and enclosed with outside tap, lighting and electric.



GARAGE/WORKSHOP
28'10" x 10'5" (8.81 x 3.20)
With electric and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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