

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

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11 HILARY BEVINS CLOSE, HIGHAM-ON-THE-HILL, CV13 6AQ

OFFERS OVER £315,000

Extended, vastly improved and refurbished modern semi-detached family home. Sought after and convenient location within walking distance of the village centre including a primary school, church, park, open countryside and within easy access to Stoke Golding, Hinckley, Nuneaton and major road links including the A5 and M69 motorway.

Immaculately presented including white panel interior doors, coving, multi fuel stove, refitted kitchen, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, separate WC, family room/study, lounge, dining room and kitchen. Three good bedrooms and bathroom with shower. Wide driveway and good sized rear garden with summer house/entertaining room. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Attractive red composite panelled SUDG and leaded front door to

ENTRANCE PORCH

With overhead lighting, attractive white hard wood panel and etch glazed door leading to

ENTRANCE HALLWAY

With radiator, smoke alarm, thermostat for central heating system, coving to ceiling. Dogleg stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath with shelving and lighting. Door to

REFITTED WC

With white suite consisting low level WC, vanity sink unit with white double cupboard beneath, tiled splashbacks, hardwood wood strip flooring, coving to ceiling. Attractive white panel interior doors to

FAMILY ROOM/STUDY TO FRONT

7'11" x 11'11" (2.43 x 3.64)

With double panelled radiator.



REFITTED KITCHEN TO FRONT

8'0" x 16'0" (2.45 x 4.88)

With a fashionable range of matt cream fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting roll edge working surfaces above, tiled splashbacks. Further matching range of wall mounted cupboard units, stainless steel Rangemaster Range cooker included with a five ring gas hob unit, griddle, two ovens and a grill beneath. Stainless steel chimney extractor hood above, integrated dishwasher, washing machine and fridge freezer. Double panelled radiator. UPVC SUDG door to the side of the property. White wood panel and etched glazed doors to



DINING ROOM TO REAR

8'9" x 22'8" (2.69 x 6.93)

With radiator, coving to ceiling, feature archway to



LOUNGE TO REAR

20'4" x 11'8" (6.22 x 3.57)

With feature fireplace with raised quarry tiled hearth, hardwood beam above incorporating a cast iron multi fuel stove, radiator. Coving to ceiling, TV aerial point, UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, coving to ceiling loft access, the loft is majority boarded with extending aluminium ladder for access, also has light. White double doors lead to a full height airing cupboard housing the Valliant gas condensing combination boiler for central heating and domestic hot water with fitted shelving.

BEDROOM ONE TO REAR

10'1" x 13'10" (3.09 x 4.22)

With a range of Hammonds fitted bedroom furniture in cream consisting two double wardrobe units, further matching dressing table with folding mirror above and a corner alcove display unit above, two matching bedside cabinets, bedhead and chest of drawers, radiator, TV aerial point and power point for a wall mounted flat screen TV.



BEDROOM TWO TO REAR

10'5" x 11'0" (3.19 x 3.37)

With built in double wardrobe in white, radiator.



BEDROOM THREE TO FRONT

6'10" x 10'2" (2.10 x 3.11)

With built in double wardrobe, radiator.



BATHROOM TO FRONT

6'11" x 5'6" (2.11 x 1.70)

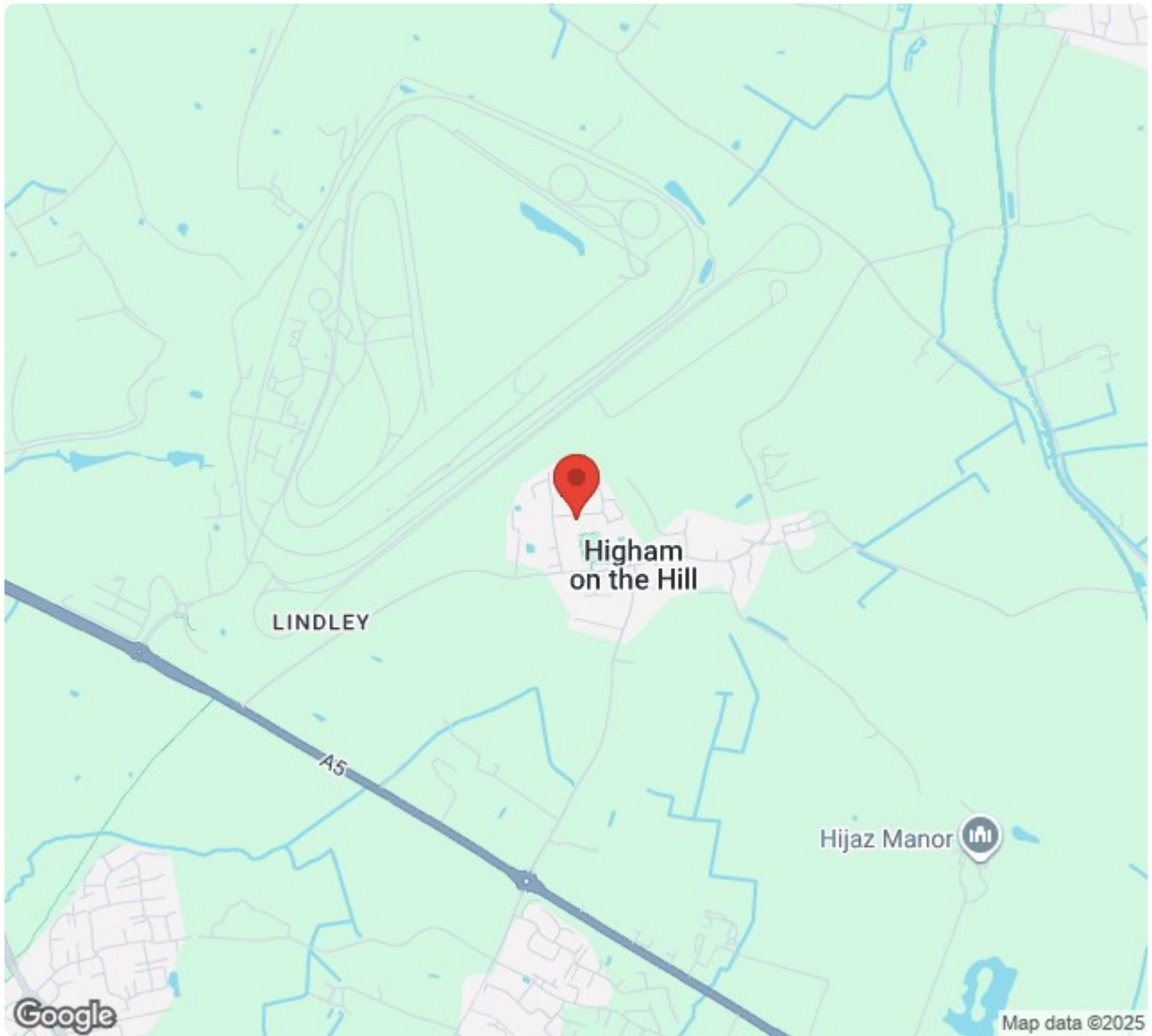
With panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds and radiator. Extractor fan.



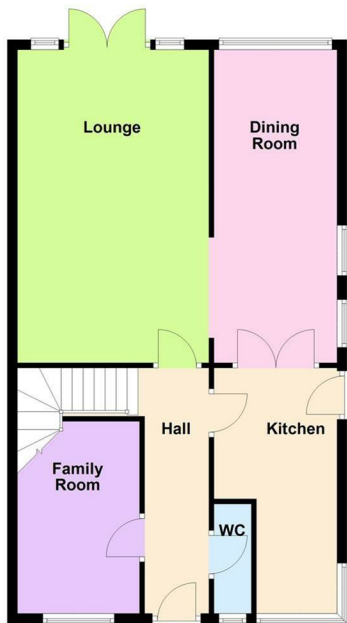
OUTSIDE

The property is set back from the road having a full width block paved driveway to front offering ample car parking with an outside tap and power point. A timber gate and block paved pathway leads down the side of the property to the good sized fully fenced and enclosed rear garden which has a deep slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds and borders. To the top of the garden is a further full width slabbed patio. There is also a further timber decking patio, summer house and wood store included.

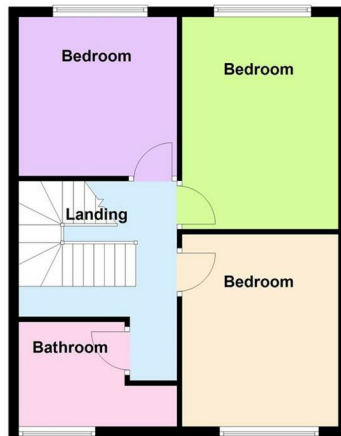




Ground Floor



First Floor



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			
England & Wales			
EU Directive 2002/91/EC			



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