

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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6 JUBILEE WAY, HINCKLEY, LE10 2HS

ASKING PRICE £575,000

NO CHAIN. Impressive substantial David Wilson 2013 built detached family home. Highly sought after and convenient cul de sac location within walking distance of the village centre including shops, restaurants, public houses, bus service, local schools, open countryside and easy access to the A5 and M69 motorway. Immaculately presented and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hallway, lounge, dining room, study, dining kitchen, utility room and separate WC. Four good sized bedroom, two with ensuite shower rooms, main with dressing room with fitted wardrobes, and family bathroom. Driveway to double garage! Good sized enclosed rear garden. Viewing highly recommended.



TENURE

Freehold
Council Tax Band F
EPC Rating B

ACCOMODATION

Attractive composite front door to

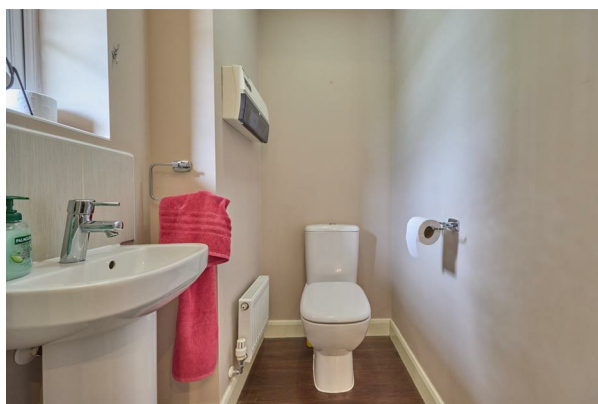
ENTRANCE HALLWAY

With wood strip laminate flooring. Danfoss thermostat for the heating system. Large useful storage cupboard with lighting. Stairway to first floor landing with spindle balustrades. Attractive white panel interior door to



SEPARATE WC

With low level WC, pedestal wash hand basin, wall mounted electric consumer unit & double panelled radiator.



STUDY

9'4" x 7'1" (2.85 x 2.16)

With a range of fitted office furniture consisting of draws, cupboards & wall mounted shelving.



LOUNGE

12'0" x 16'11" (3.67 x 5.17)

with UPVC SUDG French doors to rear garden and wall mounted electric fire, double panel radiator, TV aerial point.



DINING ROOM

10'9" x 8'4" (3.29 x 2.56)

With laminate wood strip flooring and double panel radiator. Door to kitchen



OPEN PLAN KITCHEN/DINER

21'5" x 14'3" (6.54 x 4.35)

With attractive timber and glazed door. Fashionable range or fitted kitchen units with roll edge working surfaces above, one and half bowl rangemaster ceramic sink and drainer with mixer tap above. Integrated fridge and freezer, six ring AEG gas hob, stainless steel extractor hood above, AEG double electric oven and grill. A further range of wall cupboard units. Inset ceiling spotlights, tiled flooring and tv aerial point. UPVC SUDG door to the rear garden. Door to



UTILITY ROOM

With a matching range of fitted cupboard units with inset stainless steel sink and drainer with mixer tap above. Plumbing to automatic washing machine, extractor fan and wall cupboard units. Door to the side of the property.



LANDING

With loft access which is boarded with a pull down ladder. Door to airing cupboard which houses the Range Tribune water tank.

BEDROOM ONE TO FRONT

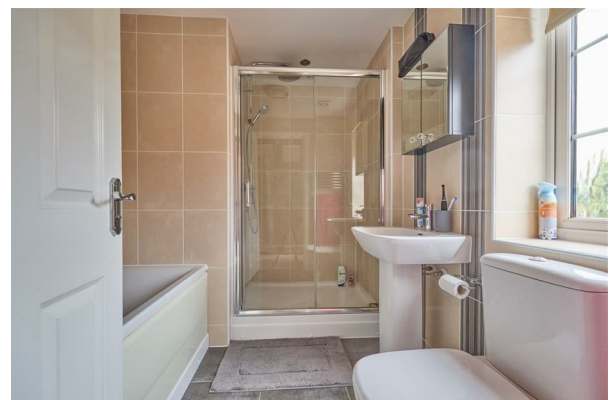
13'8" x 11'10" (4.19 x 3.62)

With double panel radiator, dressing area with 3 double wardrobes, leading to the



EN SUITE BATHROOM

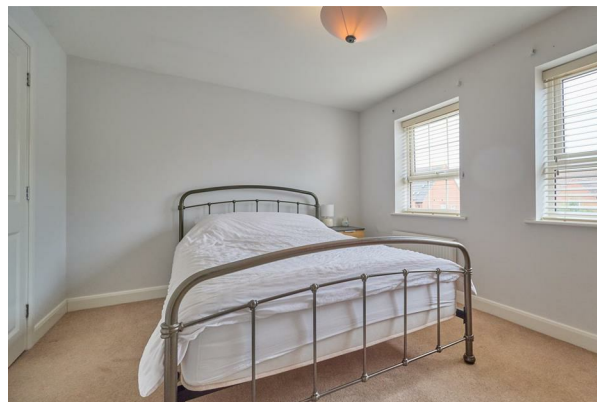
Four piece suite consisting of a panelled bath and separate shower cubicle, low level WC, pedestal wash hand basin. Chrome heated towel rail, fully tiled surrounds, extractor fan.



BEDROOM TWO TO REAR

12'4" x 10'6" (3.78 x 3.22)

Double panel radiator and fitted wardrobes consisting one double and one single wardrobe. Door to



EN SUITE SHOWER ROOM

Low level WC, pedestal wash hand basin, enclosed shower cubicle with tiled surrounds and mixer shower attachment and towel rail.



BEDROOM THREE TO FRONT

11'10" x 10'9" (3.62 x 3.28)

Double panel radiator.



BEDROOM FOUR TO FRONT

11'10" x 9'7" (3.62 x 2.94)

With double panel radiator and TV aerial point.



FAMILY BATHROOM

With four piece suite consisting of a panelled bath, low level WC, pedestal wash hand basin with separate shower cubicle with mixer shower and fully tiled surrounds including the flooring, chrome heated towel rail and extractor fan.

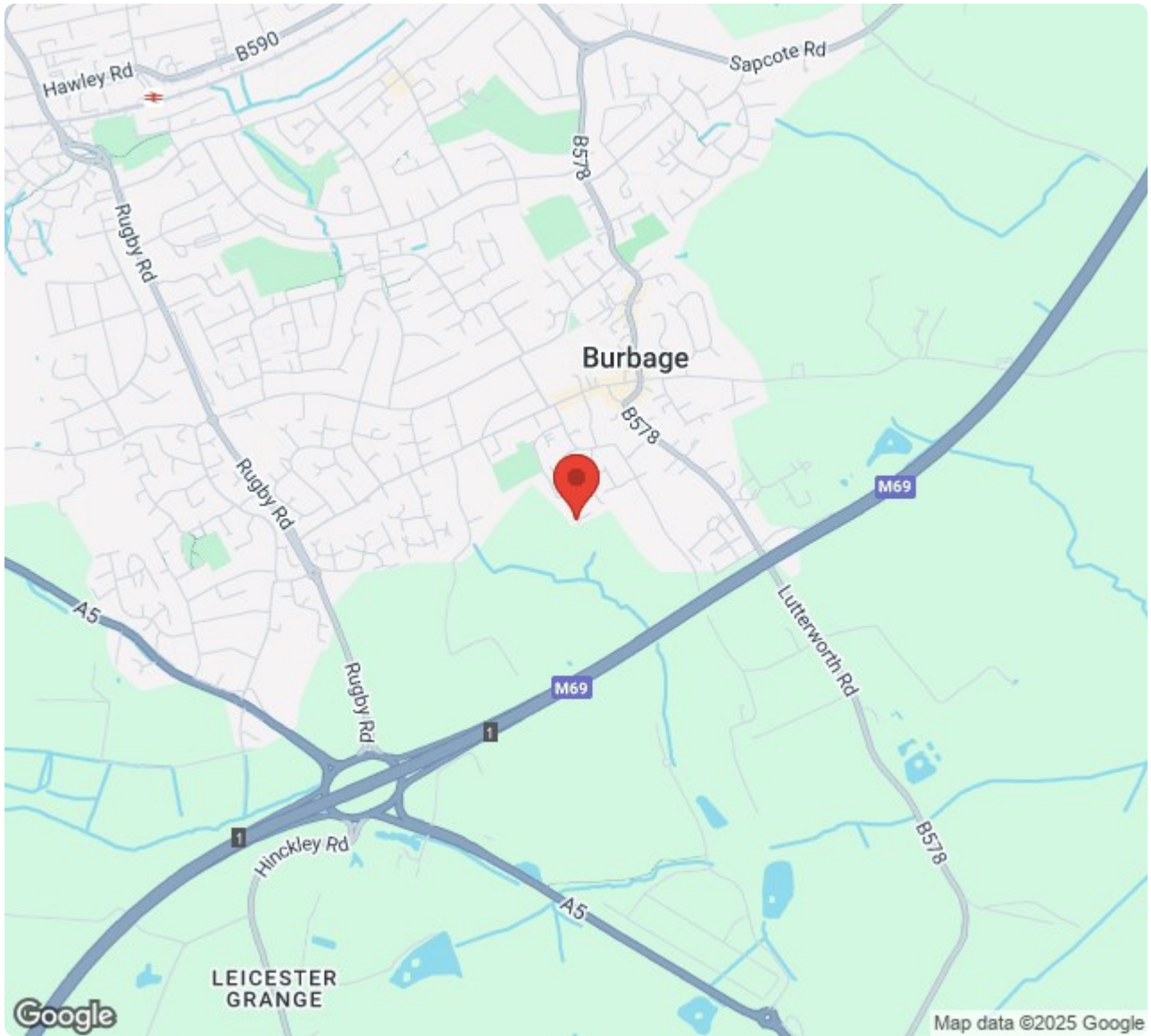


OUTSIDE

The property is nicely situated in a cul de sac location set back from the road with a double tarmac driveway to side which leads to the double garage with up and over door to front, light and power.

Good sized, fenced and enclosed rear garden accessed via a timber gate. Adjacent to the rear of the property is a large stone patio area, the remainder of the property is laid to lawn with surrounding beds, timber shed and a water butt.





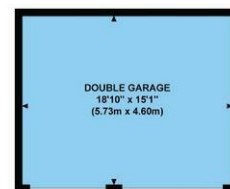
Approximate Gross Internal Area
2072 sq ft / 192.50 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 901 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 887 SQ FT



GARAGE
GROSS INTERNAL
FLOOR AREA 284 SQ FT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
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Not environmentally friendly - higher CO ₂ emissions		
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