

Scrivins & Co

Sales & Lettings

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

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8 ALLEN CLOSE, HINCKLEY, LE10 1EP

ASKING PRICE £95,000

Shared ownership for a 35% share.

Attractive 2014 JS Bloor built semi detached house. Sought after and convenient cul de sac location within walking distance of the town centre, the Crescent, schools, train and bus stations, Queens Park, doctors, dentists and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, spot lights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, kitchen and lounge dining room with. Three bedrooms and bathroom with shower. Driveway to front and hard landscaped rear garden with shed. Viewing recommended.



TENURE

Leasehold

112 Years Remaining on the lease

Rent of £480 PCM on the other 65% which is owned by the housing association

Council Tax Band C

ACCOMMODATION

Canopy porch to composite front door to

ENTRANCE HALLWAY

6'6" x 13'4" (2.00 x 4.07)

With wood effect vinyl flooring, single panelled radiator, smoke alarm, spindle balustrade staircase to first floor landing. Wall mounted heating thermostat and fuse board. Panelled door to



DOWNSTAIRS WC

6'2" x 3'1" (1.88 x 0.95)

With vinyl flooring, single panelled radiator, pedestal wash hand basin and chrome taps, tiled splashbacks, low level WC, extractor fan. Panelled door to

KITCHEN

8'4" x 9'11" (2.56 x 3.04)

With tile effect vinyl flooring, a range of beechwood floor standing cupboard units with roll edge stone effect working surfaces above. Black resin sink with black mixer taps, built in Hotpoint oven, four ring gas hob and extractor above, tiled splashbacks. Freestanding Samsung fridge freezer, freestanding Samsung washing machine and SMEG dishwasher. Further matching range of wall cupboard units, extractor fan, inset ceiling spotlights. Door to



LOUNGE/DINING AREA

15'6" x 14'7" (4.73 x 4.45)

With TV aerial point, composite door to rear garden, double panelled radiator. Panelled door to under stairs storage cupboard.



FIRST FLOOR LANDING

With white spindle balustrades, loft access, the loft is partially boarded. Smoke alarm. Panelled door to

BEDROOM ONE TO REAR

8'5" x 13'1" (2.59 x 3.99)

With single panelled radiator, built in Beechwood fronted wardrobes with shelving and hanging rails. Panelled door to



BEDROOM TWO TO FRONT

7'4" x 14'9" (2.24 x 4.52)

With single panelled radiator, white matt built in wardrobes with shelving and hanging rails.



BEDROOM THREE TO FRONT

7'10" x 10'9" (2.40 x 3.29)

With single panelled radiator, over stairs storage cupboard with shelving.



FAMILY BATHROOM

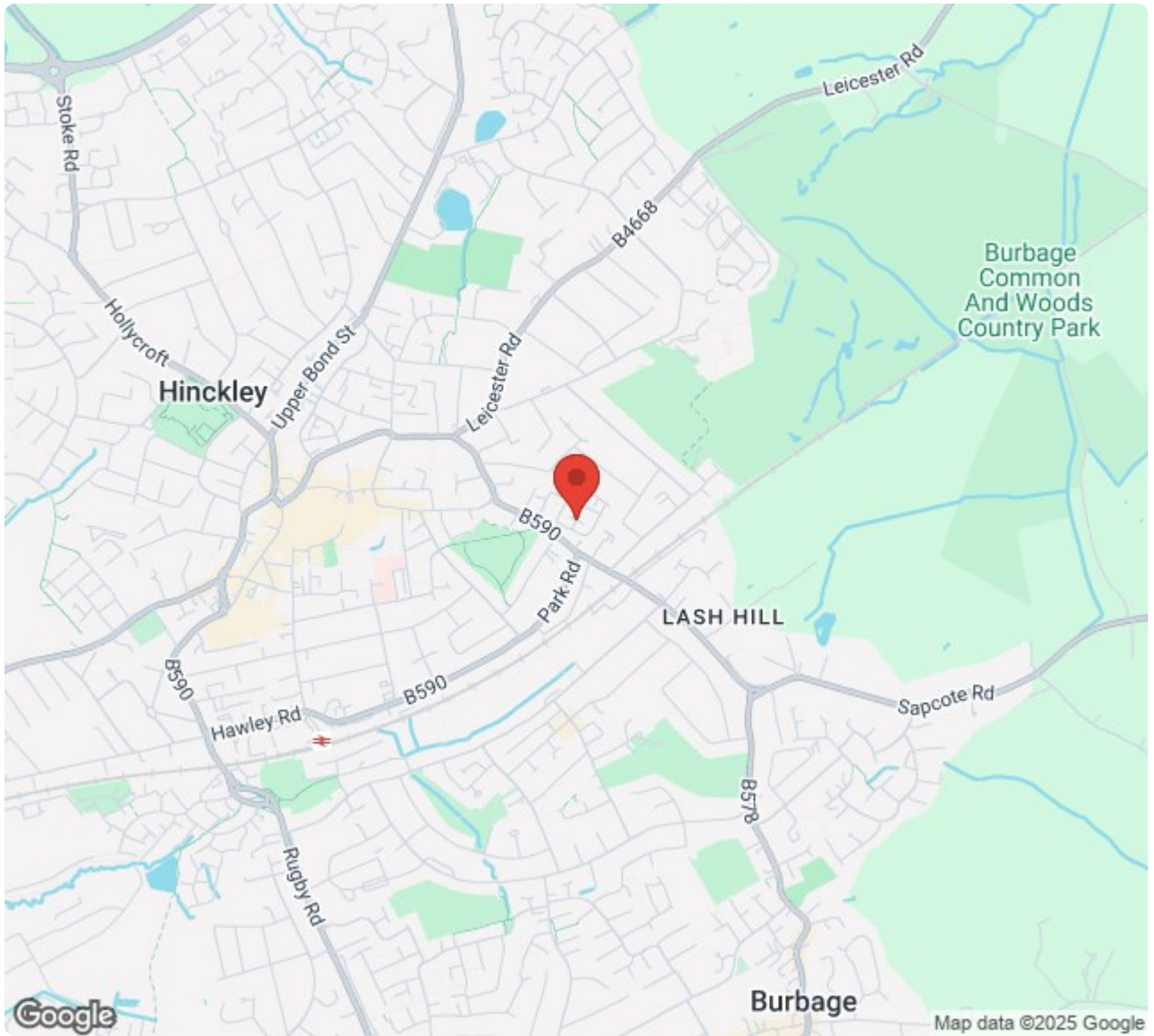
6'2" x 8'11" (1.90 x 2.74)

With white suite consisting panelled bath with mains shower unit above, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, inset ceiling spot lights, extractor fan. Door to an airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.

OUTSIDE

The property to front has a double width tarmacadam driveway with a concrete slabbed path leading to the front door surrounded by decorative stone and outside lighting. To the rear of the property the garden is predominantly laid to lawn with concrete slabbed pathway leading to a timber shed, the garden is fenced and enclosed with a decorative stone patio adjacent to the rear of the house.





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		
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