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5 NEWQUAY CLOSE, HINCKLEY, LE10 1XN

ASKING PRICE £230,000

No Chain. Attractive modern David Wilson built semi detached house on a good sized plot. Sought after and convenient cul de sac location overlooking a green within walking distance of Asda, Morrisons, local schools, bus service, the town centre and good access to major road links. Benefits from white panel interior doors, coving, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, lounge with feature fireplace, fitted dining kitchen. Three bedrooms (main with fitted wardrobes) and shower room. Wide driveway offering ample car parking and garage space. Front and enclosed rear garden with two sheds. Contact agents to view. Carpets, blinds, light fittings and white goods included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive UPVC SUDG front door to

ENTRANCE HALLWAY

With wood finish laminate wood strip flooring, radiator. Wall mounted consumer unit, coving to ceiling. Stairway to first floor. Attractive white six panel interior doors to

LOUNGE TO FRONT

16'1" x 10'5" (4.91 x 3.19)

With feature fireplace having ornamental stone finish surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Two radiators, TV aerial point. Coving to ceiling. Door to



DINING/KITCHEN TO REAR

13'9" x 9'2" (4.20 x 2.81)

With a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawers. Contrasting roll edge working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units, one concealing the Gloworm gas condensing boiler for central heating and domestic hot water. Integrated extractor hood, appliance recess points. Plumbing for automatic washing machine (washing machine and cooker included). Ceramic tiled flooring and radiator. Door to useful under stairs storage cupboard with wall mounted storage cupboard, fitted shelving and inset ceiling spotlight. Coving to ceiling in the dining area, UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With digital programmer for the central heating system and thermostat, door to the airing cupboard housing the factory lagged cylinder fitted with an immersion heater for supplementary and domestic hot water. Large loft access with extending aluminium ladder for access, the loft is boarded with lighting.

BEDROOM ONE TO REAR

9'4" x 13'8" (2.85 x 4.19)

With a range of cream fitted bedroom furniture consisting three double wardrobe units, further matching dressing table with drawers beneath, radiator. Telephone point.



BEDROOM TWO TO FRONT

7'1" x 10'0" (2.16 x 3.07)

With radiator.



BEDROOM THREE TO FRONT

7'0" x 6'4" (2.15 x 1.95)

With radiator.



SHOWER ROOM TO SIDE

5'10" x 7'1" (1.78 x 2.17)

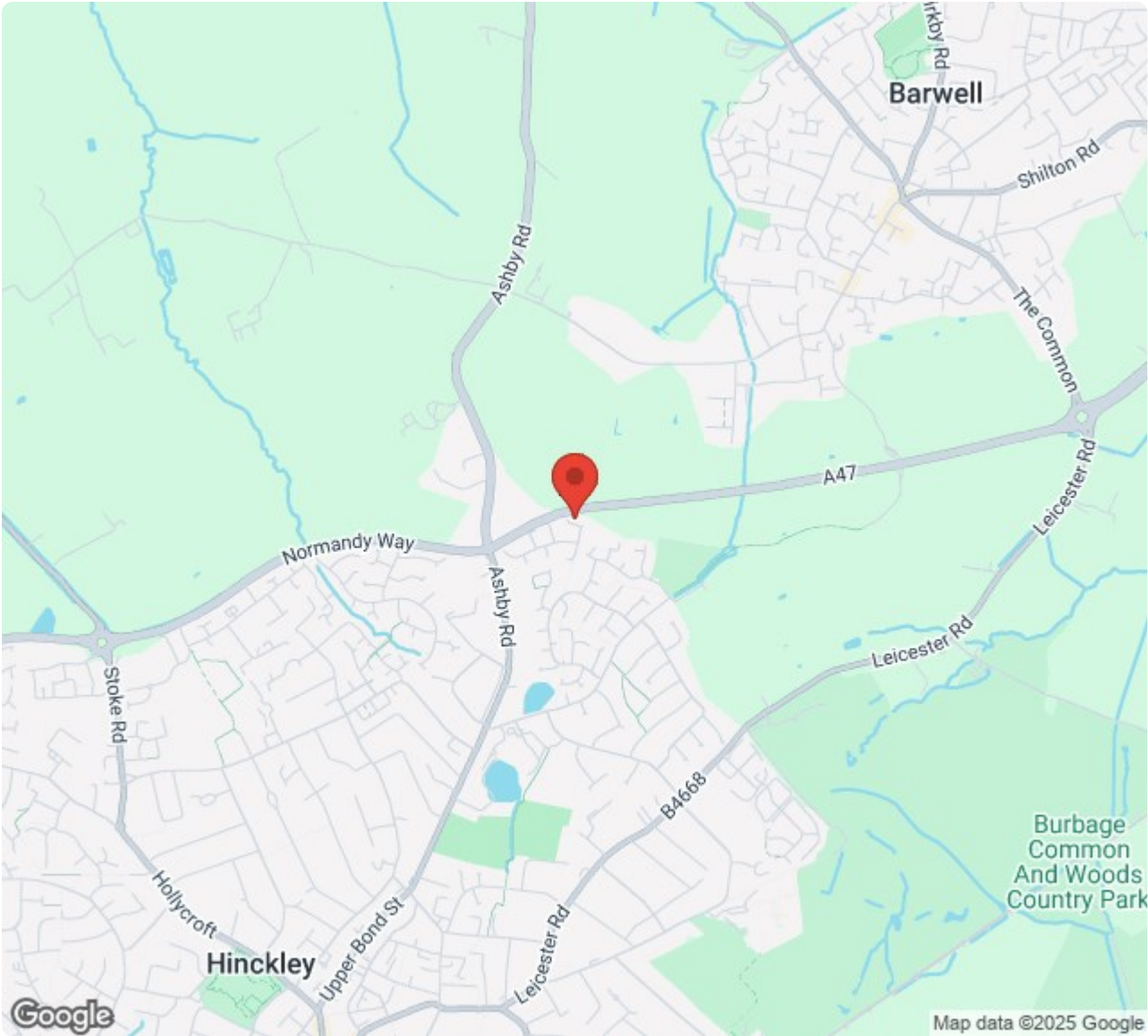
With fully tiled double shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds. Woodgrain laminate wood strip flooring, radiator, inset ceiling spotlights, extractor fan and shaver point.



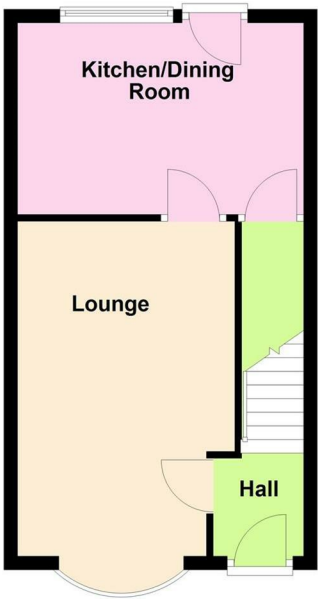
OUTSIDE

The property is nicely situated in a cul de sac set back from the road, the front garden is landscaped in slate chippings and raised centre bed, block paved driveway offering ample car standing leads down the side of the property through double wrought iron gates where there is further block paved driveway, ample room for a garage (STPP), there is a green to side. The rear garden is enclosed by a high brick retaining wall and panelled fencing. There is a full width block paved patio adjacent to the rear of the property with outside tap, beyond which the garden is predominantly laid to lawn with surrounding beds. There is also two timber sheds.

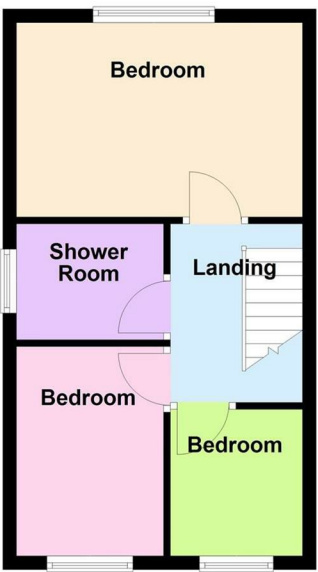




Ground Floor



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		
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