

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**1 CROSSKIRK ROAD, HINCKLEY, LE10 0RS**

**OFFERS OVER £240,000**

Attractive modern Jelson built semi detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook school, parks, bus service, the town centre, the crescent and with good access to major road links. Immaculately presented including white panelled interior doors, laminate wood strip flooring, solid width walls, fitted wardrobes, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hallway, kitchen diner, lounge and UPVC SUDG conservatory/dining room. Three bedrooms (main with fitted wardrobes) and shower room. Wide driveway and enclosed sunny rear garden. Viewing recommended. Carpets, blinds and light fittings included.





## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

UPVC SUDG front door leading to

## ENTRANCE PORCH

Wooden and glazed door leading to the

## ENTRANCE HALLWAY

With stairway to first floor, smoke alarm, radiator, laminate wood strip flooring and consumer unit. Door leading to an under stairs storage cupboard. White panelled interior door leads to

## REFITTED DINING KITCHEN TO FRONT

12'11" x 8'5" (3.96 x 2.57)

With a range of wood floor standing cupboard units with black roll edge working surfaces above, inset one and a half bowl stainless steel drainer sink with mixer tap. Black oven with induction hob above and extractor fan. Further range of matching wall mounted cupboard units. W wall mounted Worcester gas combination boiler for central heating and domestic hot water. Appliance recess points, laminate wood strip flooring, radiator , UPVC SUDG door leading to the side of the property.



## LOUNGE TO REAR

14'7" x 11'3" (4.47 x 3.44)

With laminate wood strip flooring, TV aerial point, radiator. Black wall mounted gas fireplace with marble hearth and a sliding aluminium SUDG door leading to



## UPVC SUDG CONSERVATORY/DINING TO REAR

9'3" x 14'2" (2.83 x 4.32)

With laminate wood strip flooring and UPVC SUDG French doors leading to the rear garden.



## FIRST FLOOR LANDING

With ladder for loft access, the loft is boarded with lighting. White panelled interior door leading to a storage cupboard. Further white panelled interior door leading to

### **BEDROOM ONE TO REAR**

8'3" x 12'8" (2.54 x 3.88)

With a range of fitted wardrobes consisting of two double and one single wardrobe units with cupboards above, laminate wood strip flooring, radiator.



### **BEDROOM TWO TO FRONT**

9'8" x 8'3" (2.97 x 2.53)

With laminate wood strip flooring, radiator.



### **BEDROOM THREE TO REAR**

8'1" x 6'0" (2.48 x 1.84)

With laminate wood strip flooring, radiator.



### **REFITTED SHOWER ROOM TO FRONT**

6'9" x 5'11" (2.07 x 1.82)

With shower cubicle with two shower attachments above and sliding shower screen surrounding, low level WC and vanity sink unit with double cupboard beneath. Fully tiled surrounds, tiled flooring, chrome heated towel rail and extractor fan.



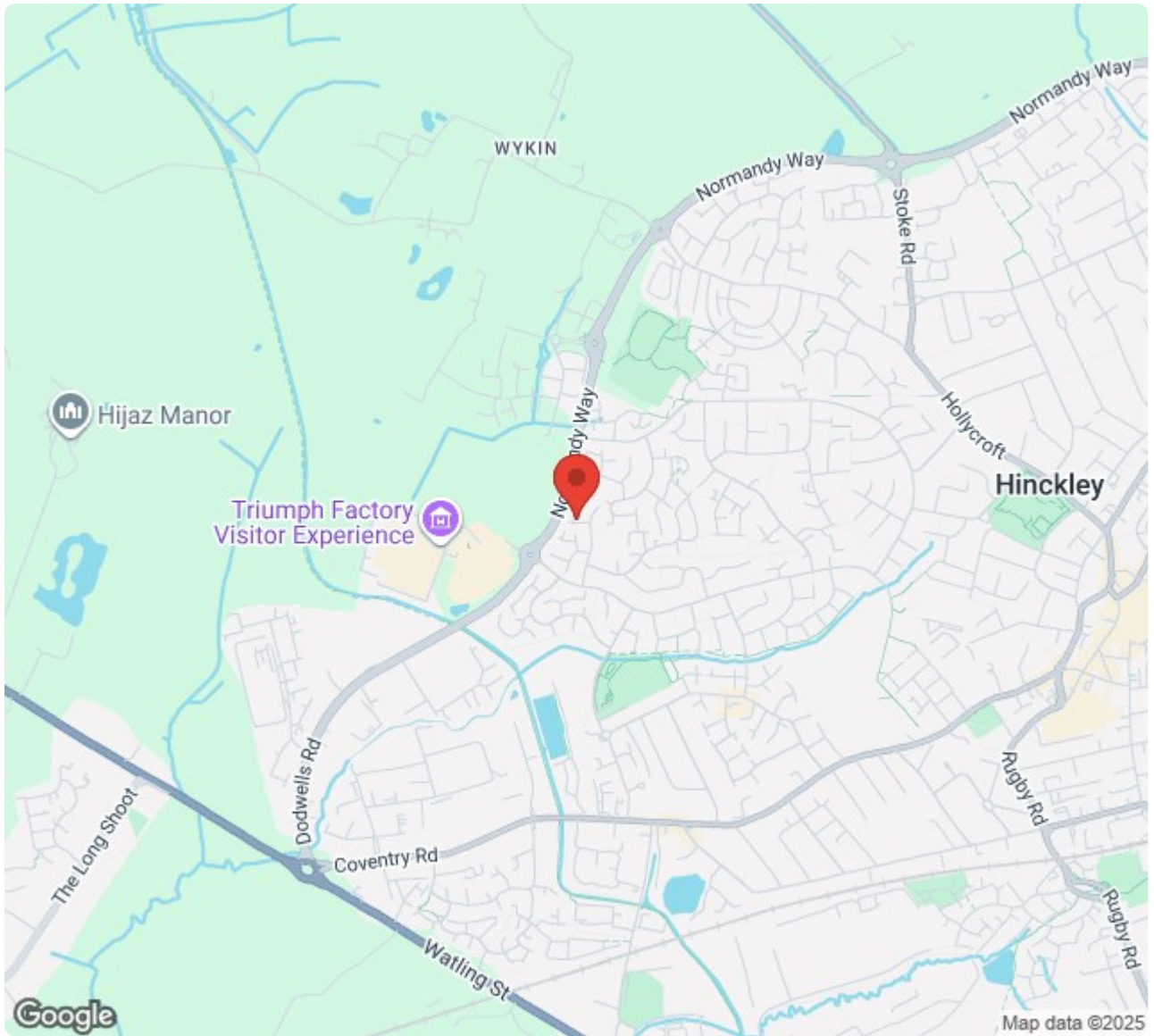
### **OUTSIDE**

The property is nicely situated set well back from the road with a double width driveway to front which is laid in stone and a front garden with shrubs. A slabbed pathway leads to the front door where there is a meter cupboard and an outside tap. A further slabbed pathway leads to a side pedestrian gate which offers access to the fully fenced and enclosed rear garden. With a slabbed patio to the side of the property and a low level fence leads to a timber decking area adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding borders in slate chippings with shrubs and pond. There is also a plastic shed.

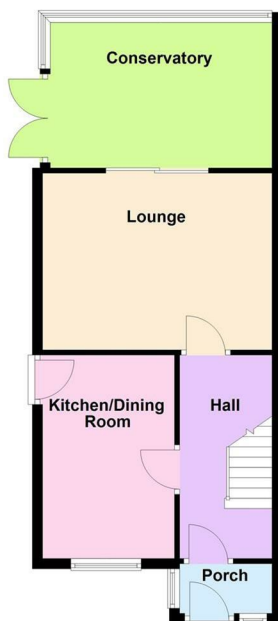








Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	79
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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