

Scrivins & Co

Sales & Lettings

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3 FERRY PICKERING CLOSE, HINCKLEY, LE10 0YN

ASKING PRICE £370,000

This delightful property boasts four spacious bedrooms, making it an ideal family home. Sought after and convenient location right next to Clarendon Park, a large green open space providing several sports pitches, toddlers playing area, multi-use games facility as well as numerous footpaths, cycle tracks and an informal running track. Also within walking distance of the town centre, the crescent, schools, doctors, dentists, leisure centre, train and bus station and good access to major road links. The ground floor features beautiful Amtico

flooring (which continues upstairs) and the open-plan layout allows for a seamless flow between the living areas, perfect for entertaining guests or enjoying family time, especially in the modern fitted kitchen. You will find the four well-appointed bedrooms and master bedroom includes an en suite shower room. The property benefits from gas central heating, double glazed windows with fitted

Hillarys plantation shutters excellent for heat control. The landscaped garden is a true highlight of this property, offering a serene outdoor space for relaxation, gardening, or family gatherings. The house is equipped with solar panels. Viewing highly recommended.



FRONT EXTERIOR

The property's front exterior is a modern detached home featuring a brick facade, with a driveway providing off-street parking and an integral garage. The entrance is sheltered by a small canopy, enhancing the house's welcoming appearance within a well-maintained residential street.

KITCHEN/DINING ROOM

10'11" x 17'9" (3.32m x 5.40m)

This bright and airy kitchen and dining room offers a modern and practical space for cooking and enjoying meals. It features a mix of two-tone cabinetry with wood and cream finishes, complemented by stylish green tiled splashbacks, built in dishwasher, fridge freezer & microwave are included. The room benefits from natural light through windows and French doors, which open directly into the garden, creating a seamless connection between indoor and outdoor living. The dining area comfortably accommodates a round wooden table and chairs, making it ideal for family meals or entertaining guests. Access to walk-in under stairs storage area.



UTILITY ROOM

7'4" x 6'4" (2.24m x 1.93m)

The utility room includes a countertop with cream cabinetry and a continuation of the green tiled splashback seen in the kitchen. This practical room offers space for household chores and storage, with a window providing natural light and ventilation.



DOWNSTAIRS WC

3'2" x 2'10" (0.97 x 0.87)

Conveniently accessible from the utility room

LOUNGE

15'2" x 11' (4.62m x 3.35m)

The lounge is a comfortable and inviting space, featuring three piece suite arranged around a television console. A large window fills the room with daylight, enhancing the warm, neutral decor. It's a perfect room for relaxation or entertaining, with light-coloured flooring adding to the airy feel.



FIRST FLOOR LANDING

With access to fully upgraded and boarded loft with retractable access ladder, allowing huge additional storage space.

BEDROOM ONE

13'8" x 11'2" (4.17m x 3.40m)

The main bedroom is a restful space with a large window fitted with shutters, allowing for privacy and light control & handmade built in wardrobes.



EN-SUITE

6'6" x 5'6" (1.97m x 1.68m)

The en-suite shower room features a modern walk in shower enclosure with clear glass doors, complemented by neutral walls and flooring for a clean and fresh look. It provides a private and convenient bathroom facility attached to the main bedroom.



BEDROOM TWO

12'4" x 8'8" (3.75m x 2.64m)

This bedroom is a well-lit room with light walls and a window dressed in bright curtains. It is currently used as a home office, featuring a white desk, chair set below the window & book shelves , providing a practical work-from-home environment.



BEDROOM THREE

13'6" x 8'8" (4.12m x 2.65m)

A comfortable bedroom showcasing a black metal bed frame and soft pastel decor, including floral wallpaper and pale pink curtains. The room enjoys natural light through a wide window, creating a serene and restful atmosphere. This bedroom is fitted with handmade built-in wardrobes.



BEDROOM FOUR

12'5" x 9'6" (3.78m x 2.90m)

This bedroom features neutral walls and flooring, with a large front window allowing plenty of natural light. The room is spacious and adaptable, suitable for a variety of uses.



BATHROOM

8'10" x 6'3" (2.70m x 1.90m)

The family bathroom is fitted with a modern white suite that includes a bath with a glass shower screen, a pedestal basin, and a close-coupled WC & heated towel rail. Light wood effect flooring and neutral wall tones create a bright and welcoming space, with a window for natural light and ventilation.



REAR GARDEN

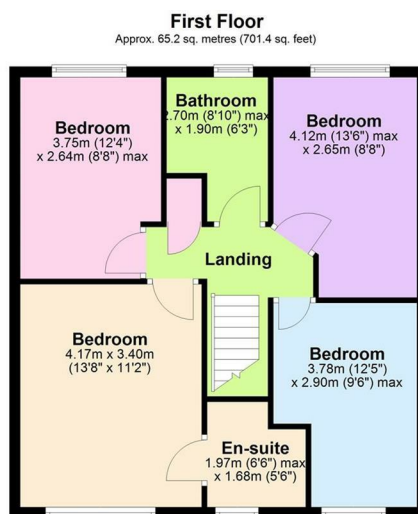
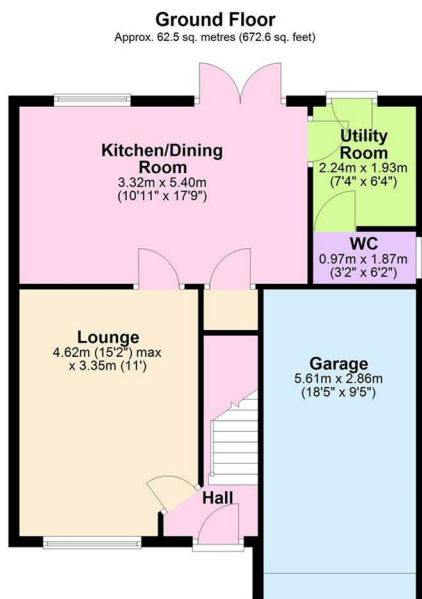
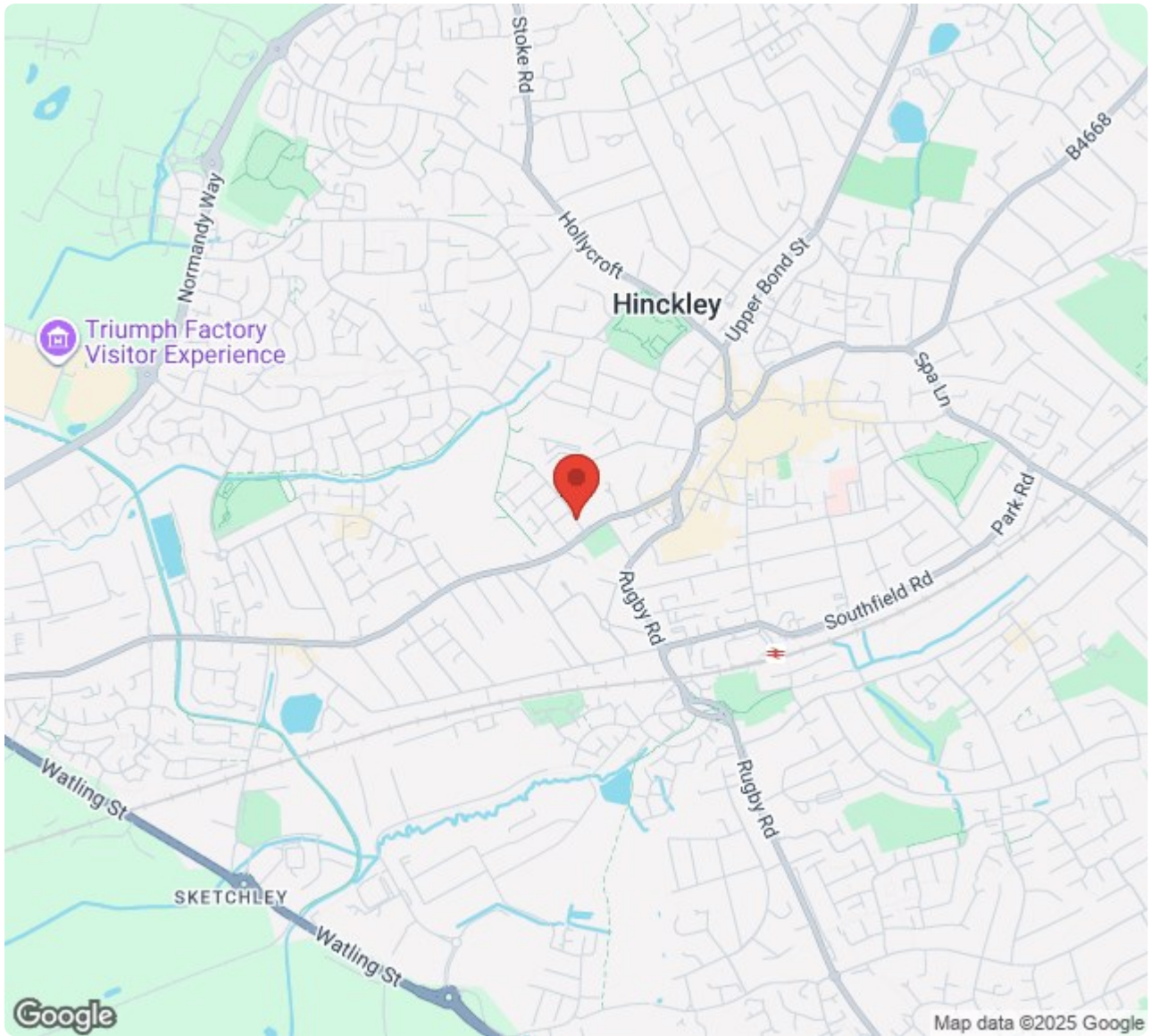
The rear garden offers a combination of a paved patio area, perfect for outdoor seating and entertaining, and a gravelled section with planting beds and mature shrubs. It is enclosed by fencing and lattice work, providing a private and peaceful outdoor space with greenery and room to relax or play.



INTEGRAL GARAGE

18'4" x 9'4" (5.61 x 2.86)

An integral garage with power & lighting.



Total area: approx. 127.7 sq. metres (1374.1 sq. feet)

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		
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