

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

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47 RIETH CLOSE, HINCKLEY, LE10 0YR

OFFERS OVER £290,000

No Chain. Impressive 2017 Redrow built Letchworth design semi detached family home. Sought after and convenient cul de sac location within walking distance of the town centre, the crescent, local schools, doctors, dentists, train and bus stations, parks, bars and restaurants and good access to the A5 and M69 motorway. Immaculate contemporary style interior NHBC guaranteed energy efficient, with a range of good quality fixtures and fittings including white panel interior doors, spindle balustrades, ceramic/wooden flooring, wired in smoke alarms, solar panels, gas central heating, UPVC SUDG, UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge and open plan living dining kitchen with utility station. Three bedrooms (main with ensuite shower room) and family bathroom, double width driveway and hard landscaped rear garden. Viewing recommended, carpets included.



TENURE

Council Tax Band C

ACCOMMODATION

Open pitched and tiled porch with outside lighting. Attractive sage composite panelled SUDG front door to

ENTRANCE HALLWAY

With ceramic tiled flooring, radiator, digital thermostat for central heating system on the ground floor, wired in smoke alarm, doorbell chime, dog leg stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath. Attractive white two panelled door to

SEPARATE WC

With white suite consisting of low level WC, wall mounted sink unit, tiled splashbacks, ceramic tiled flooring, radiator.



FRONT LOUNGE

15'9" x 10'8" (4.81 x 3.27)

With grey oak finished laminate wood strip flooring, radiator, TV and telephone points.



FITTED DINING/KITCHEN TO REAR

17'8" x 11'4" (5.39 x 3.47)

With a fashionable range of matt cream and grey wood grain fitted kitchen units with soft close doors, consisting with inset glass one and a half bowl single drainer sink unit, black mixer tap above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting white marble working surfaces above with inset black five ring black gas hob unit, matching black chimney extractor above, tiled splashbacks, further matching range of wall mounted cupboard units, one tall pull out larder unit. Further integrated appliances include a single fan assisted oven, microwave oven, also a fridge freezer. Concealed lighting over the working surfaces, ceramic tiled flooring, fashionable black vertical radiator. Door to utility working station with matching working surface, appliance recess point, plumbing for washing machine, ceramic tiled flooring, extractor fan. UPVC SUDG sliding patio doors leading to rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, single panel radiator, wired in smoke alarm, door to the airing cupboard housing the Worcester gas condensing combination boiler for central heating domestic hot water, loft access.

BEDROOM ONE TO FRONT

10'8" x 13'6" (3.27 x 4.12)

With radiator, ceiling mounted fan light, Tv aerial point. digital thermostat for central heating system door to



ENSUITE SHOWER ROOM

7'0" x 4'0" (2.14 x 1.24)

With white suite consisting fully tiled shower cubicle with glazed shower doors, rain shower and handheld shower above, wall mounted sink unit, mirror above, low level WC, ceramic tiled flooring, chrome heated towel rail, extractor fan.



BEDROOM TWO TO REAR

10'9" x 13'9" (3.28 x 4.21)

With radiator, ceiling mounted fan light.



BEDROOM THREE TO REAR

8'7" x 8'6" (2.62 x 2.60)

With radiator, ceiling mounted fan light.



FAMILY BATHROOM TO FRONT

6'6" x 5'3" (2.00 x 1.61)

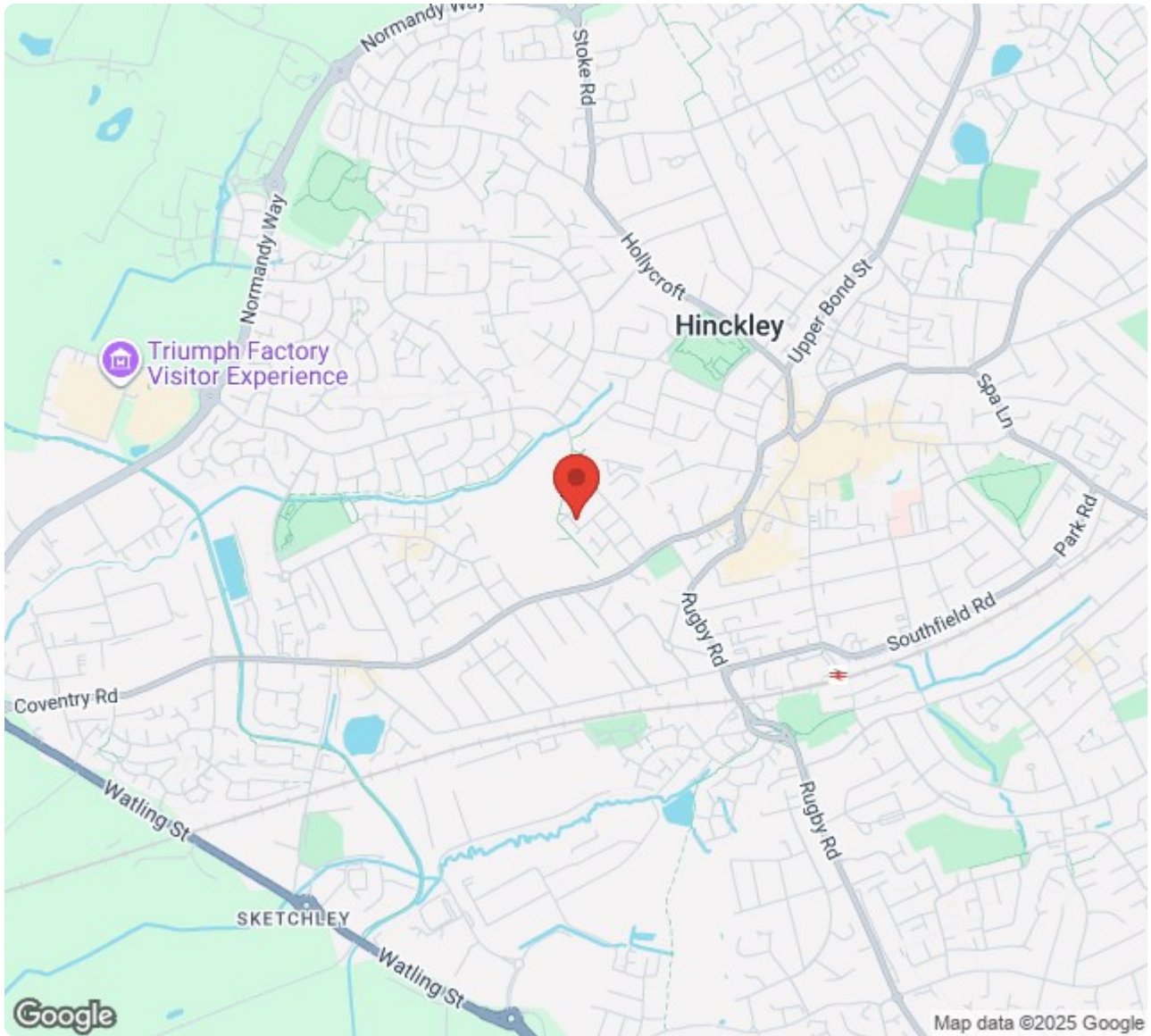
With white suite consisting panel bath, rain shower and hand held shower above, shower screen side, wall mounted sink unit, low level WC, contrasting tiled surrounds including flooring, also a mirror over the sink, shaver point, extractor fan, chrome heated towel rail.



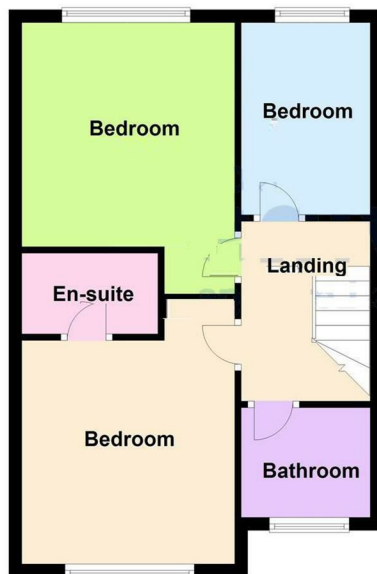
OUTSIDE

The property is situated in a cul de sac, set back from the road having a double width tarmacadam driveway to front. A slab pathway and timber gate lead down the side of the property to the fully fenced and enclosed rear garden which has been hard landscaped, having a full width slabbed patio adjacent to the rear of the property beyond which the garden is in Astroturf. There is a further full width patio to the top of the garden and a outside light.

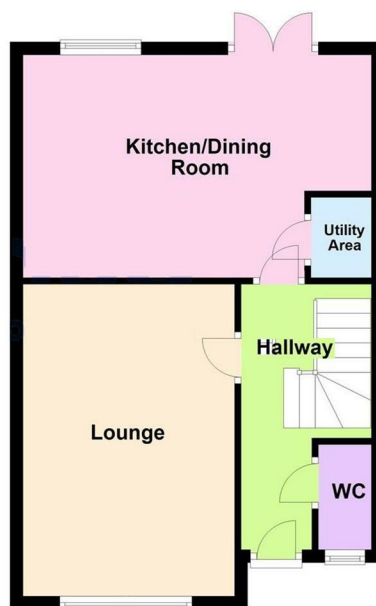




First Floor



Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 87 | 88 |
| (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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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