



76 APPLEBEES MEADOW, HINCKLEY, LE10 0FL

£240,000

No Chain. Attractive modern Crest Nicholson built semi detached family home. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, parks, bars and restaurants and good access to the A5 and M69 Motorway. Benefits from good quality fixtures and fittings including white panel interior doors, wooden flooring, spindle balustrades, coving, refitted ensuite shower room, gas central heating and UPVC SUDG. Offers entrance hall, separate WC, lounge, dining room with french doors and fitted kitchen. Three bedrooms main with ensuite shower room and family bathroom. Driveway to detached garage, corner plot, front and enclosed sunny rear garden. Contact agents to view. Carpets and blinds included.



TENURE

Council Tax Band C

ACCOMMODATION

Open pitch and tile canopy porch with outside lighting, attractive black panelled SUDG front door to

ENTRANCE HALLWAY

With single panel radiator, doorbell chime, wall mounted consumer unit, coving to ceiling, attractive white six panel interior doors to

SEPARATE WC

With white suite consisting low level WC, pedestal hand wash basin, tiled splashbacks, radiator and extractor fan.



LOUNGE TO FRONT

16'6" x 10'11" (5.05 x 3.34)

With two radiators, coving to ceiling, TV and telephone points, wired in smoke alarm, thermostat for central heating system, dog leg stairway to first floor with white spindle balustrades, storage area beneath, door to



DINING ROOM TO REAR

8'5" x 8'7" (2.58 x 2.64)

With oak finished laminate wood flooring, double panel radiator, coving to ceiling. UPVC SUDG french doors leading to the rear garden. Feature archway to



KITCHEN TO REAR

6'6" x 8'8" (2.00 x 2.66)

With a range of light oak 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 with inset four ring steel gas hob unit, single oven with grill beneath, integrated extractor above. Tiled splashbacks, further matching range of wall mounted cupboard units, appliance recess points, plumbing for automatic washing and dishwasher. The dishwasher and washing machine are included. Oak finished laminate wood strip flooring, wall mounted gas condensing boiler for central heating and domestic hot water with a digital programmer. There is also concealed lighting over the working surface



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, coving to ceiling, door to an airing cupboard housing the cylinder, fitted emulsion heater for supplementary domestic hot water with lighting. There is also loft access with extending aluminium ladder for access.

BEDROOM ONE TO FRONT

8'7" x 11'2" (2.63 x 3.42)

With built in double wardrobe in white, radiator, telephone point, TV point, door to



ENSUITE SHOWER ROOM

3'9" x 9'1" (1.15 x 2.77)

With a white suite consisting fully tiled double shower cubicle with glazed shower doors, rain shower above, wall mounted sink unit with drawers beneath, mirror above, low level WC, contrasting fully tiled surrounds including the flooring, shaver point, inset ceiling spotlights, extractor fan and chrome heated towel rail.



BEDROOM TWO TO REAR

8'3" x 8'10" (2.52 x 2.71)

With radiator.



BEDROOM THREE TO REAR

6'10" x 7'11" (2.10 x 2.42)

With radiator.



FAMILY BATHROOM

6'6" x 6'3" (1.99 x 1.91)

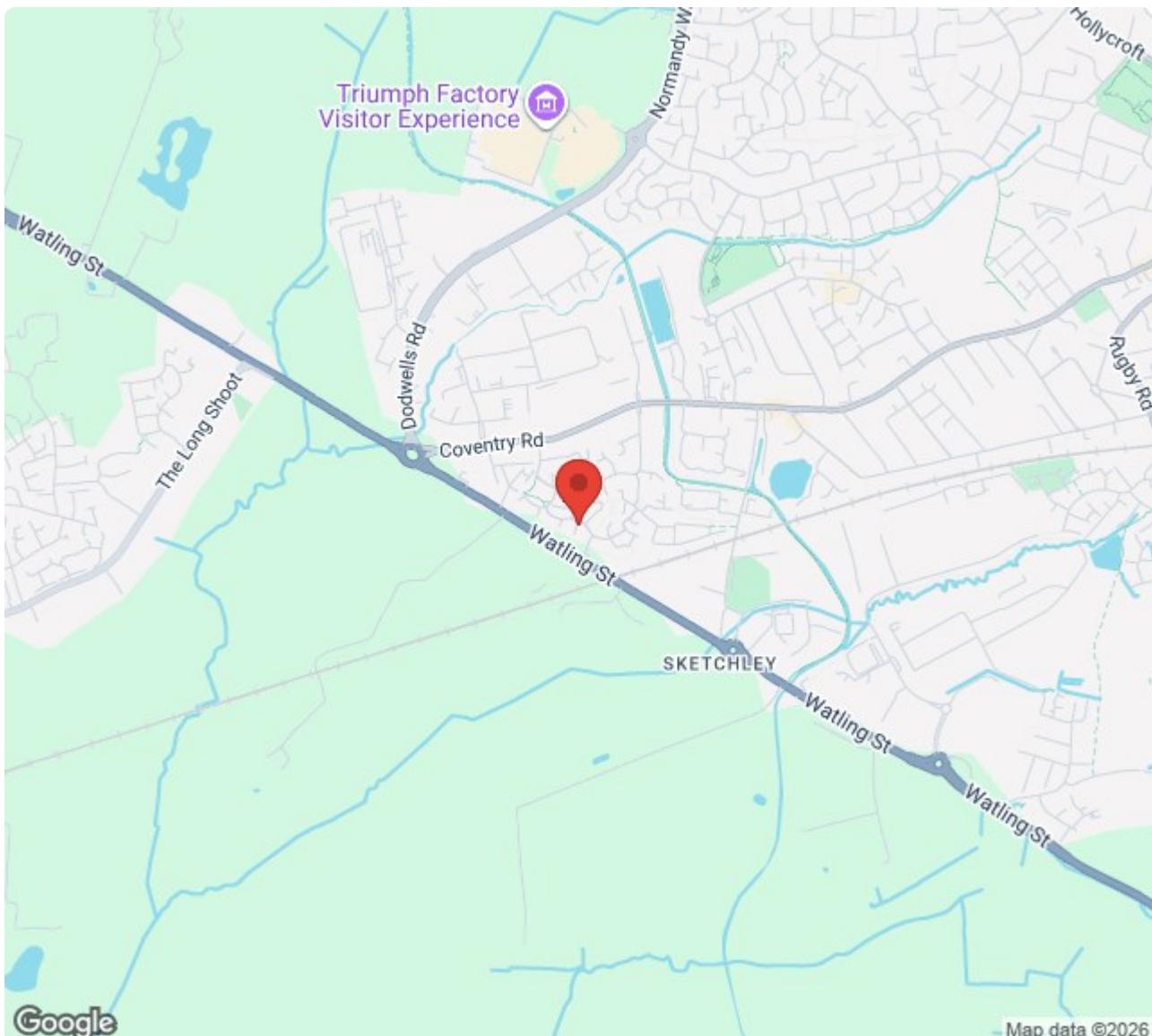
With white suite consisting panel bath, mixer tap and shower attachment above, pedestal wash hand basin, low level WC, contrasting tiled surrounds. Chrome heated towel rail, inset ceiling spotlights, extractor fan and shaver point.



OUTSIDE

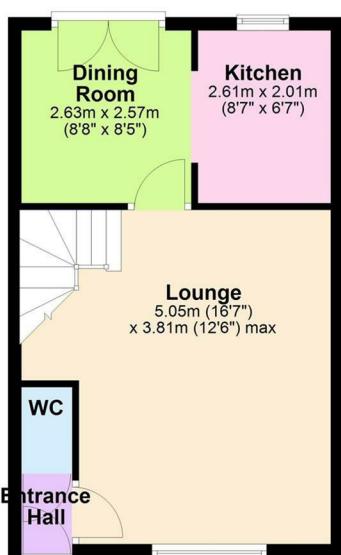
The property is set back from the road with a block paved and stoned front garden, there is a further stocked side garden. The rear garden is enclosed by a high brick retaining wall and panel fencing, waving a full width patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. There is a outside tap, power point and light and the garden has a sunny aspect. Timber gate leads to a blocked paved driveway to the rear of the property where there is a brick built garage (2.50m x 5.26m) with black up and over door to front, there is light and power and a pitched roof offering further storage and fitted shelving to the rear of the garage.





Ground Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



Total area: approx. 74.1 sq. metres (797.3 sq. feet)

Energy Efficiency Rating

EU Directive 2002/81/EC

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89
(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 2002/81/EC

Environmental Impact (CO₂) Rating

EU Directive 2002/91/EC

	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

Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk