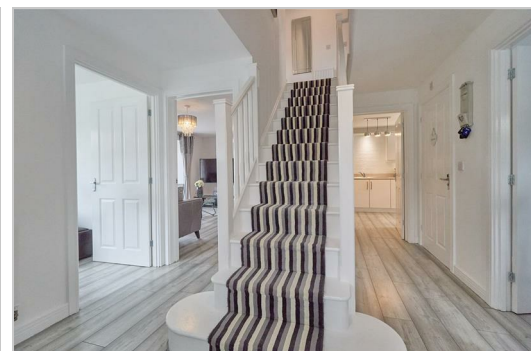




1 STOCKHOLM CLOSE, HINCKLEY, LE10 1FZ

£425,000

Outstanding 2014 Bellway Homes built Orton design detached family home with open views to side. Sought after and convenient location on a private driveway, within walking distance of the town centre, The Crescent, train and bus stations, schools, doctors, dentist, Asda Supermarket, The Golf Course and good access to major road links. Immaculate contemporary style interior, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, grey oak finished laminate wood strip flooring, spindle balustrades, wired in smoke alarms, spot lights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room, study, fitted dining kitchen and utility room. Four double bedrooms (main with en-suite shower room) and family bathroom. Ample parking to front and rear to detached garage. Well kept side and enclosed rear garden. Viewing highly recommended. Carpets, blinds and electric car charging point.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Open canopy porch with outside lighting. Attractive black composite panelled front door to

ENTRANCE HALL

With grey oak laminate wood strip flooring, single panel radiator. Thermostat for central heating system, wired in smoke alarm, inset ceiling spotlight, doorbell chime. Feature central stairway to first floor with spindle balustrades. Useful under stairs storage cupboard beneath. Attractive white four panel interior doors.



SEPARATE WC

White suite consisting low level WC, pedestal wash hand basin, tiled splashbacks. Grey oak laminate wood strip flooring, radiator, extractor fan.



REAR LOUNGE

14'10" x 13'1" (4.53m x 4.01m)

With grey oak laminate wood strip flooring, two radiators, TV and telephone points including BT fibre broadband.



STUDY TO FRONT

7'9" x 7'11" (2.37m x 2.42m)

Grey oak finished laminate wood strip flooring, radiator, inset ceiling spotlights.



DINING ROOM TO FRONT

8'6" x 10'4" (2.61m x 3.16m)

Grey oak finished laminate wood strip flooring, radiator.



FITTED DINING KITCHEN TO REAR

17'5" x 9'8" (5.31m x 2.97m)

With a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset one a half bowl single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting roll edge working surfaces above with inset four ring stainless steel gas hob unit. Double fan assisted oven with grill beneath, stainless steel splashbacks and stainless steel chimney extractor above. Matching upstands and tiled splashbacks. Further matching range of wall mounted cupboard units including two display units with glazed door, integrated dishwasher and fridge/freezer. Concealed lighting over the working surfaces. Grey oak finished laminate wood strip flooring, double panel radiator, TV aerial point. UPVC SUDG French doors leading to the rear garden.



UTILITY ROOM

6'9" x 5'9" (2.08m x 1.77m)

With matching units from the kitchen consisting single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Contrasting roll edge working surfaces above, matching upstands and tiled splashbacks. Further matching wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water, appliance recess points. Plumbing for automatic washing machine, radiator, grey oak finished laminate wood strip flooring. Light composite panel and SUDG door leading to the rear garden.



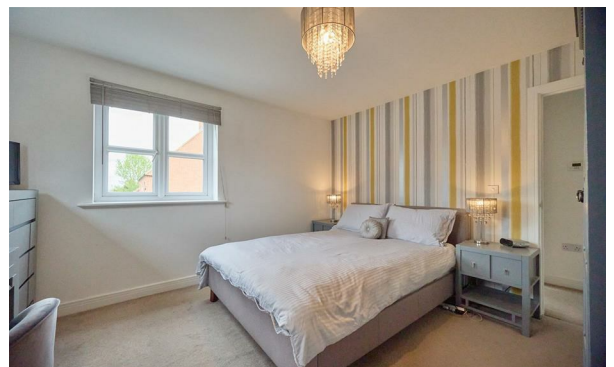
FIRST FLOOR LANDING

With white spindle balustrades, single panel radiator, digital thermostat for the central heating on the first floor, inset ceiling spotlights. Door to the airing cupboard housing the cylinder fitted emersion heater for supplementary and domestic hot water, loft access.

FRONT BEDROOM ONE

11'7" x 12'11" (3.54m x 3.96m)

Radiator, TV aerial point.



EN-SUITE SHOWER ROOM

4'7" x 7'6" (1.41m x 2.29m)

With white suite consisting fully tiled double shower cubicle with glazed shower doors, rain shower above. Pedestal wash hand basin, low level WC. Contrasting tiled surrounds, radiator, wall mounted mirror fronted bathroom cabinet, inset ceiling spotlights, extractor fan.



BEDROOM TWO TO FRONT

13'9" x 10'2" (4.20m x 3.12m)

Radiator.



BEDROOM THREE TO REAR

10'1" x 12'8" (3.08m x 3.87m)

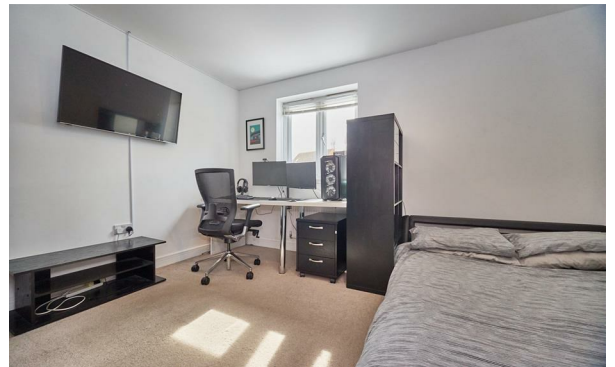
Radiator.



BEDROOM FOUR TO REAR

10'0" x 11'2" (3.05m x 3.41m)

Radiator.



FAMILY BATHROOM TO REAR

6'3" x 7'1" (1.91m x 2.17m)

With white suite consisting panelled bath, mixer tap and shower attachment above, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, radiator, wall mounted mirror fronted bathroom cabinet, inset ceiling spotlights, extractor fan.

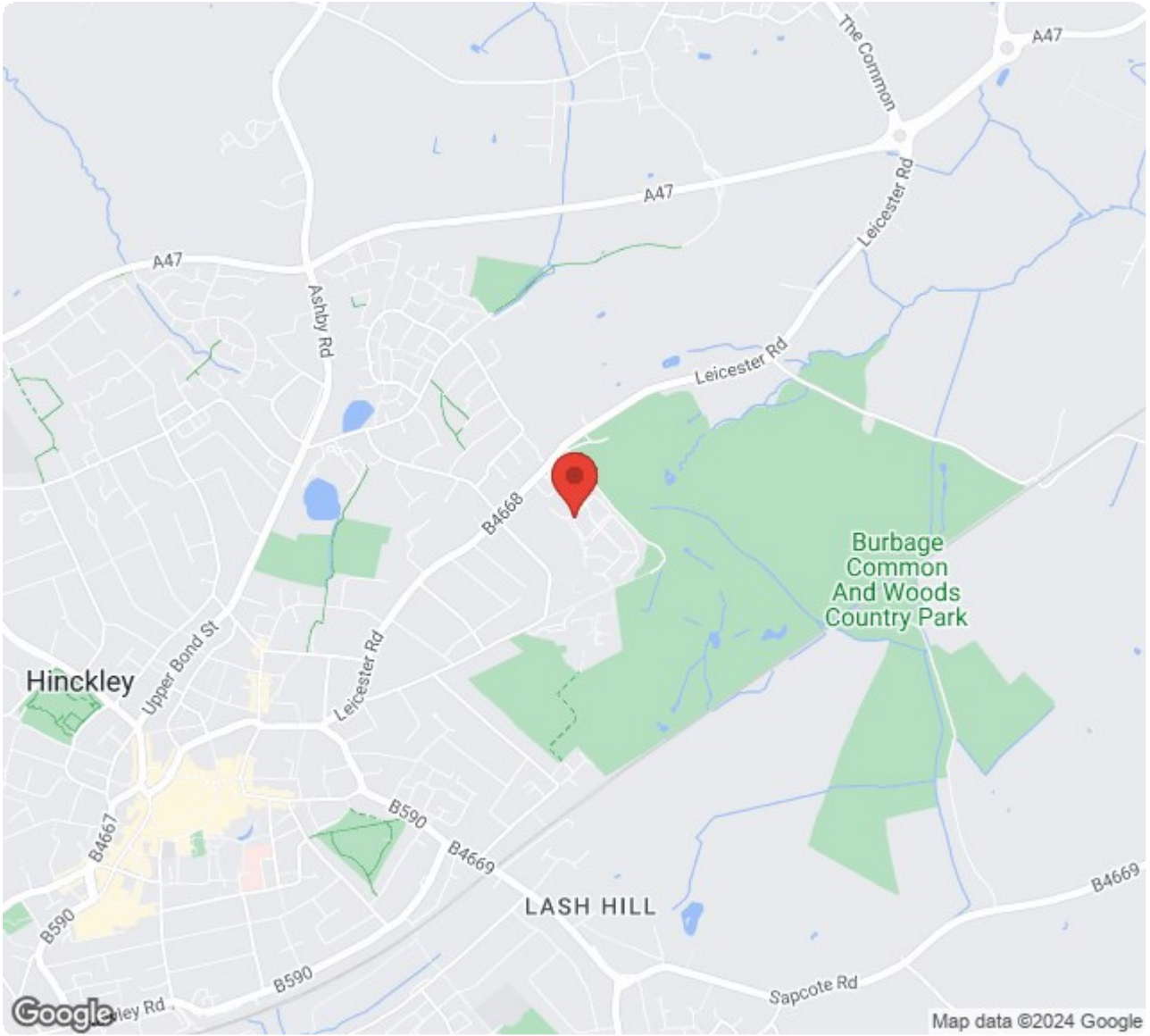


OUTSIDE

The property is nicely situated on an advantageous corner plot with open views overlooking a green and Hinckley Golf Club to

side. The front garden is in mature hedging and decorative stone, with a double width tarmac driveway to front. Beyond which is a further tarmac car parking space leading to a single brick built garage 3.11m x 5.95m with up and over door to front. Has a pitched roof offering further storage, light and power. A timber gate offers access to the rear garden, which is enclosed by a high brick retaining wall and panelled fencing. Adjacent to the rear of the house, is a full width slabbed patio with gazebo (included). Beyond which is a timber shed. There is a further timber decking patio. Beyond which the garden is principally laid to lawn with surrounding beds and borders, outside lighting and power point, outside tap and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(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	

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

