

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



20 ERSKINE CLOSE, HINCKLEY, LE10 0XL

OFFERS OVER £250,000

Extended vastly improved and refurbished modern Jelson built four bedroomed semi-detached family home. Sought after an convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, the town centre and good access to major road links. Immaculately presented including white panelled interior doors, wooden flooring, coving, contemporary marble fireplace, re-fitted kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall with study area , lounge, dining room and kitchen. Four bedrooms, shower room and separate WC. Front and enclosed sunny rear garden with shed. Carpets and blinds included, viewing recommended.



TENURE

Leasehold

Council tax band C.

ACCOMODATION

Attractive UPVC SUDG front door to

ENTRANCE PORCH

With fitted meter cupboard and overhead lighting. Wooden glazed door to

ENTRANCE HALLWAY

With study area, with a range of home office fitted furniture in Beech, consisting of a computer desk, cupboards and drawers beneath, further full height storage cupboards, radiator, coving to ceiling, thermostat central heating system. Stairway to first floor, useful under stairs storage cupboard beneath lighting, telephone point.



FRONT LOUNGE

13'8" x 10'5" (4.19 x 3.18)

With feature contemporary marble fireplace incorporating a living flame coal effect electric fire with remote control, radiator, TV aerial point, including Sky. Coving to ceiling.



RE-FITTED WET ROOM

7'1" x 6'0" (2.16 x 1.84)

With white suite consisting of a fully tiled walk in shower with glazed shower screen. Pedestal wash hand basin, display shelving and mirror above. Low level WC, contrasting fully tiled surrounds including the floor, chrome heated towel rail, extractor fan.



REAR DINING ROOM

14'0" x 8'5" (4.29 x 2.59)

With grey wood grain ceramic tiled flooring, radiator, feature archway to



RE-FITTED KITCHEN REAR

13'3" x 8'10" (4.04 x 2.71)

With a fashionable range of matt grey fitted kitchen units with soft doors consisting inset one and a half bowl and single drainer resin sink with mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units including a three and a two drawer unit. Contrasting white marble finish working surfaces above with inset four ring gas hob unit, black chimney extractor fan above, white tiled splash backs. Further matching range of wall mounted cupboard units and one pull out larder unit. Further integrated appliances include a single fan assisted oven with grill, a combination microwave oven and a fridge freezer. Plumbing for an automatic washing machine, grey ceramic tiled flooring, fashionable white vertical radiator. SUDG door to the rear garden.



FIRST FLOOR LANDING

With the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water, coving to ceiling, loft access.

BEDROOM ONE TO FRONT

10'11" x 13'11" (3.34 x 4.25)

With a built in double wardrobe in white, radiator, coving to ceiling.



BEDROOM TWO TO REAR

7'9" x 11'9" (2.38 x 3.60)

With a built in double wardrobe in grey, oak finished laminate strip flooring, radiator, coving to ceiling.

BEDROOM THREE TO REAR

10'11" x 6'3" (3.35 x 1.93)

With radiator, coving to ceiling.



BEDROOM FOUR TO FRONT

8'8" x 7'2" (2.65 x 2.19)

With laminate strip flooring, radiator, coving to ceiling.



RE-FITTED SEPARATE WC

2'9" x 6'6" (0.85 x 1.99)

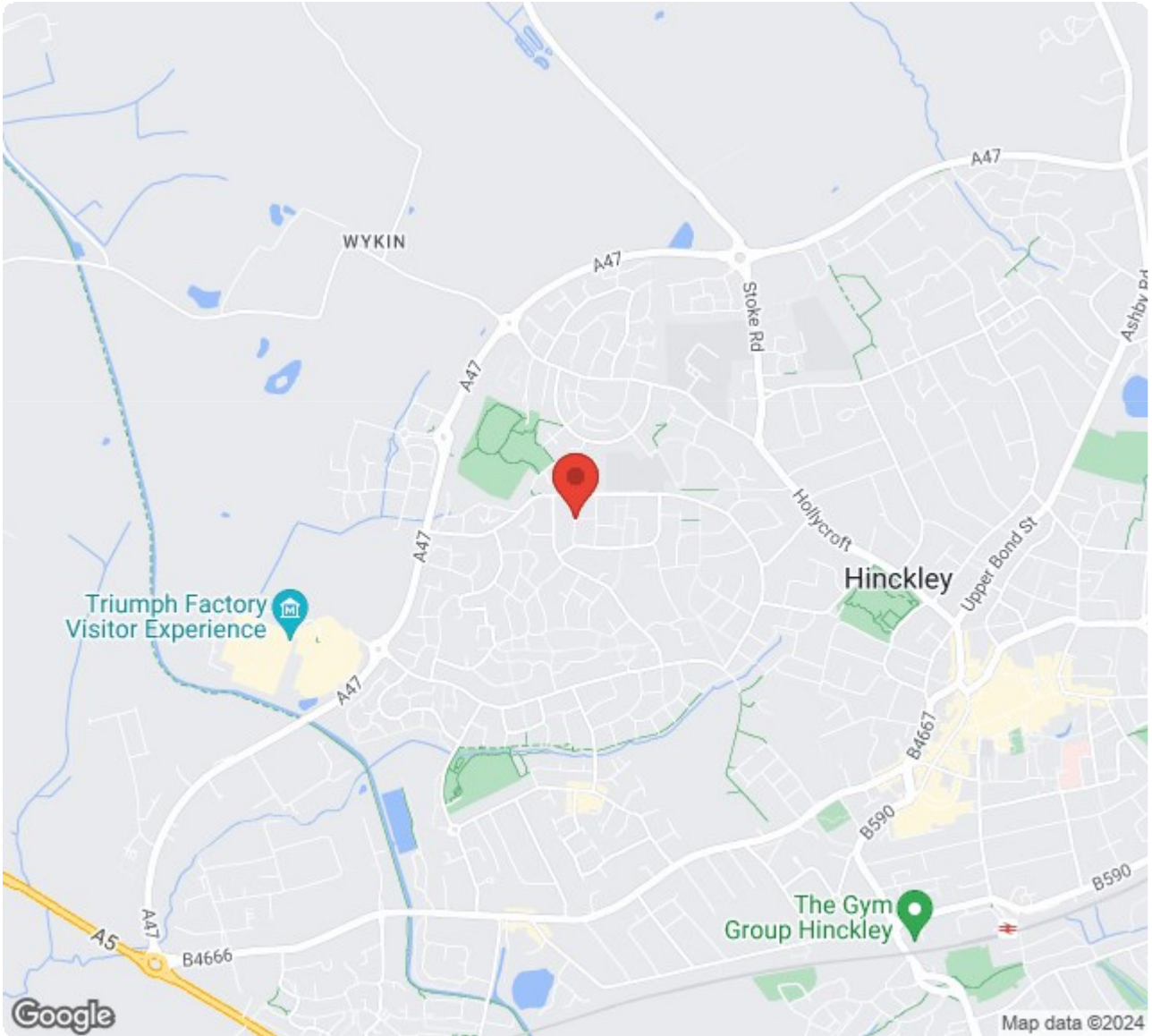
With white suite consisting of low level WC, wall mounted sink unit, tiled splash back and radiator.



OUTSIDE

The property is set back from the road, screened behind a Hawthorne hedge. The front garden principally laid to lawn, there is ample room to create a driveway. The timber gate offers access to a fully fenced and enclosed rear garden. It has a fully width slabbed patio, adjacent to the rear of the property, edged by low brick retaining wall a well stocked rockery, beyond which the garden is mainly laid to lawn with surrounding well stocked beds and borders. There is also a timber shed, outside light and tap. The garden has a sunny aspect.





Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | 71 | |
| (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 | | | |
| (81-91) A | | | |
| (69-80) B | | | |
| (55-68) C | | | |
| (39-54) D | | | |
| (21-38) E | | | |
| (1-20) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
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