

Scrivins & Co

Sales & Lettings

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

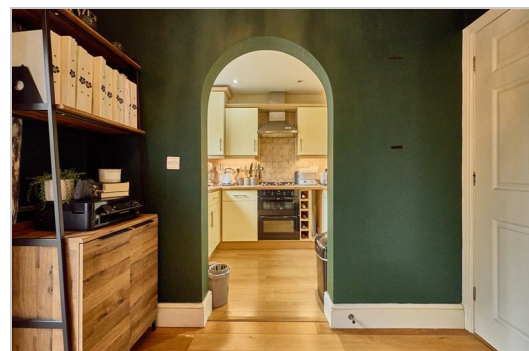
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



124 PADDOCK WAY, LEICESTERSHIRE, LE10 0BZ

£1,450 PCM

Impressive link detached family home on a good sized walled plot . Sought after, family friendly cul de sac location close to Ashby Canal and within easy reach of local schools, the town, the train station and with good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, oak flooring, spindle balustrades, coving, wired in smoke alarms, spotlights, gas central heating, with new boiler and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge, dining room and fitted kitchen. 4 bedrooms (main with refitted en suite shower room) and family bathroom. Driveway to carport and detached brick built garage. Front and well kept sunny walled rear garden. EPC C.



LOUNGE



KITCHEN



BEDROOM 1



ENSUITE



BEDROOM 2



BEDROOM 3



BEDROOM 4



DINING ROOM



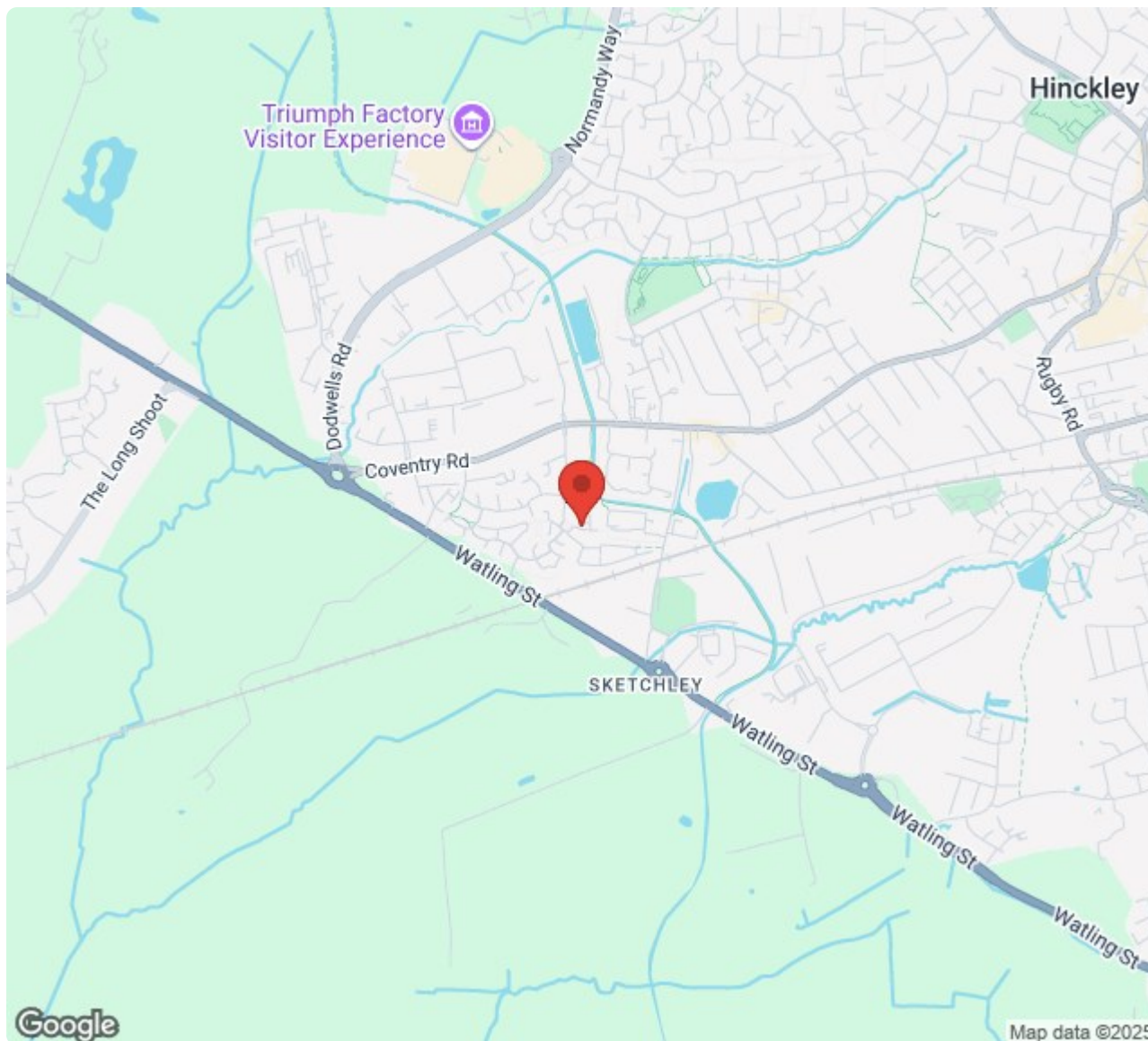
GARDEN



OUTSIDE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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		86
(81-91) B		
(69-80) C	73	
(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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