Scrivins & Co
Sales & Lettings

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

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34 AVON WALK, HINCKLEY, LE10 0XS

OFFERS OVER £180,000

Spacious modern townhouse overlooking Langdale Park to rear. Popular and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook school, the town centre, the Crescent, train and bus stations and good access to major road links. Well presented and much improved including white panel interior doors, modern kitchen and shower room, gas central heating and UPVC SUDG. Offers entrance porch, entrance hall, through lounge dining room with french door and fitted kitchen. Three bedrooms and shower room, well kept front and enclosed sunny rear garden with shed, car parking close by on block. Viewing recommended. Carpets, curtains, blinds, light fittings, white goods and shed included.

TENURE
Freehold
Council Tax Band B

ACCOMMODATION
Attractive UPVC SUDG and leaded front door to

ENTRANCE PORCH
With fitted meter cupboards, further attractive UPVC SUDG and glazed door leads to

ENTRANCE HALLWAY
With wood grain laminate wood strip flooring, double panel radiator, built in clothes cupboard housing the consumer unit and a water meter, further built in storage cupboard, stairway to first floor, attractive white six panel interior door leads to

THROUGH LOUNGE DINING ROOM
13'5" x 21'7" (4.10 x 6.59)
The lounge area to front with double panel radiator, telephone point. The rear dining area with double panel radiator, UPVC SUDG french door leads to the rear garden, white wood panel and glazed door leads to

FITTED KITCHEN TO REAR
11'5" x 7'11" (3.48 x 2.43)
The fitted kitchen with a range of beech finished fitted kitchen units consisting inset single drainer stainless steel sink mixer tap above cupboard beneath, further matching range of floor mounted cupboard units and four drawer unit, contrasting black roll edge working services above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, integrated extractor above, tiled splashbacks, further matching range of wall mounted cupboard units, integrated dishwasher and a free standing fridge freezer and a washing machine included, digital programmer for central heating and domestic hot water and a further built in full height broom cupboard/larder cupboard, UPVC SUDG french door leading to the rear garden with built in blind.

FIRST FLOOR LANDING
With single panel radiator, door to the airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water, loft access with extending aluminium for access and the loft is partially boarded with lighting.

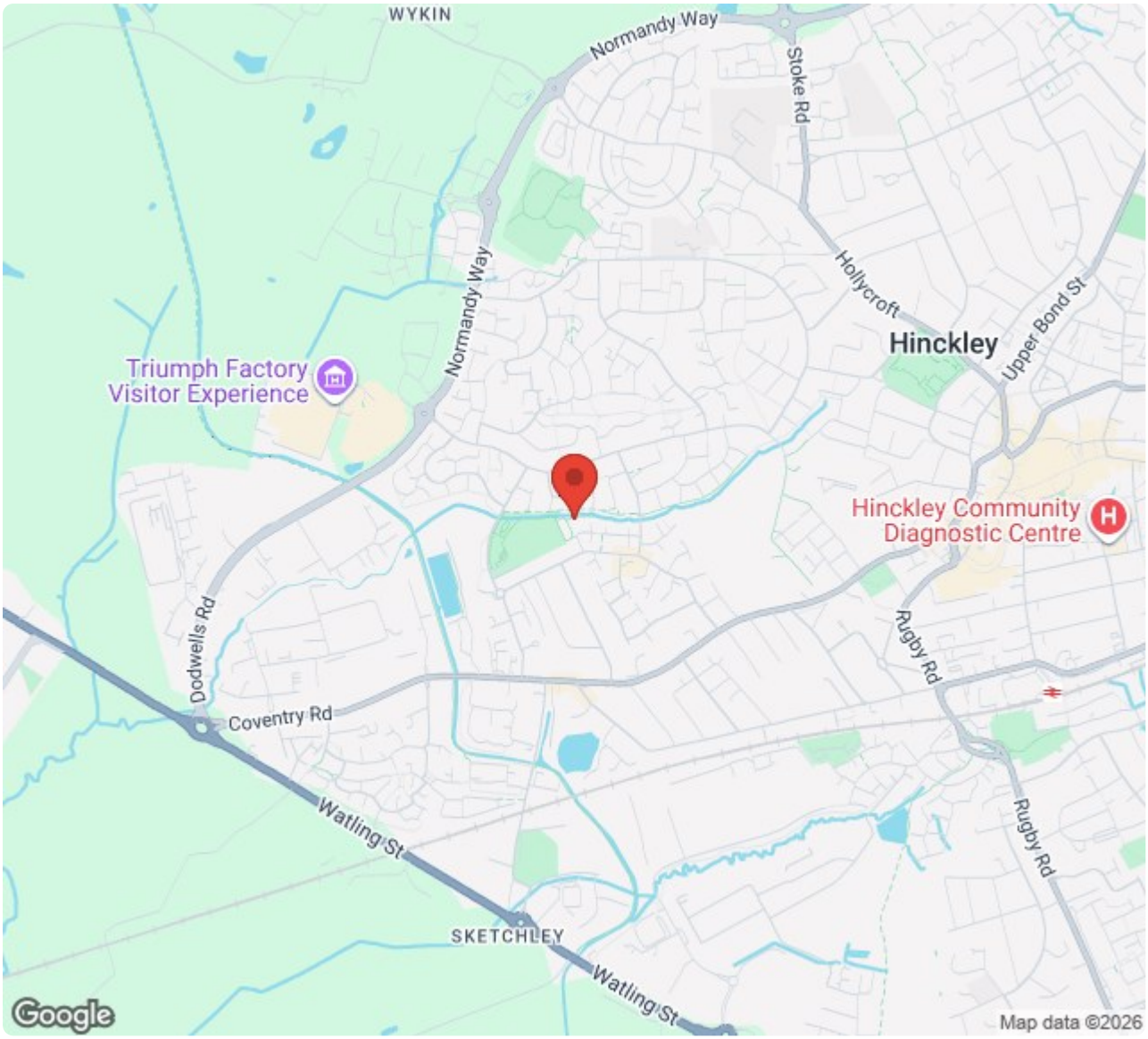
BEDROOM ONE TO FRONT
10'9" x 12'9" (3.28 x 3.90)
With double panel radiator.

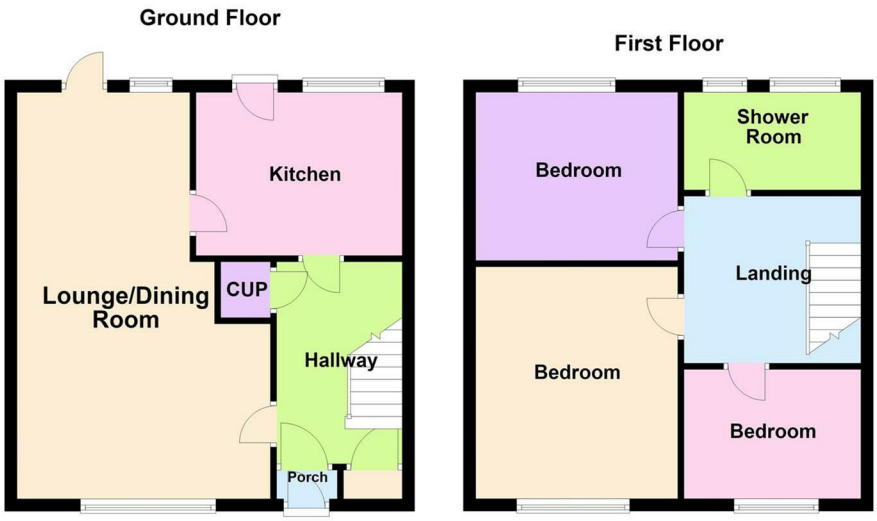
BEDROOM TWO TO REAR
8'6" x 10'0" (2.60 x 3.07)
With radiator.

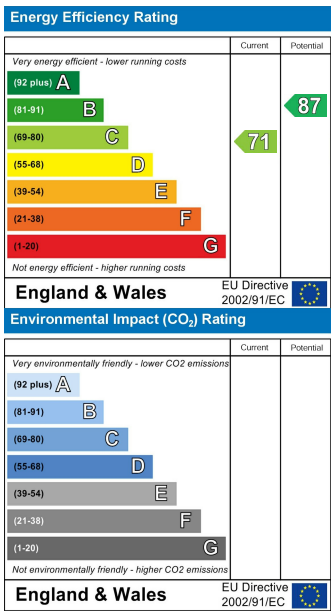
BEDROOM THREE TO FRONT
8'7" x 6'10" (2.63 x 2.09)
With radiator, built in wardrobe over the stairs.

REFITTED SHOWER ROOM TO REAR
9'1" x 5'2" (2.79 x 1.58)
With white suite consisting of a shower cubicle, glazed shower doors, wall mounted sink unit, low level WC, contrasting PVC decorative clad surrounds, wall mounted bathroom cabinet in white, radiator.

OUTSIDE
Outside the property is nicely situated in a cul de sac set well back from the road the front garden is principally laid to lawn with surrounding beds, a pedestrian access leads though a timber gate to the fully fenced and enclosed rear garden, adjacent to the rear of the house is a deep stone patio, sun canopy over the rear french door with surrounding lawn areas and beds, to the top of the garden is a further timber decking patio and a shed with power, outside tap, security light. The garden has a sunny aspect and overlooks Langdale park to rear. Tarmacadam car parking close by en bloc.







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