Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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6 DEAN CLOSE, HINCKLEY, LE10 1QA

ASKING PRICE £300,000

Spacious modern semi detached family home on a large corner plot with open aspect to rear. Sought after and convenient cul de sac location within walking distance of the town centre, The Crescent, local schools, train and bus stations, doctors, dentists, ASDA superstore and good access to major road links. Well presented with a range of good quality fixtures and fittings including panel interior doors, spindle balustrades, feature fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, breakfast kitchen, lounge/dining room and UPVC SUDG conservatory. Three double bedrooms and bathroom with shower. Wide driveway to single garage. Front and large rear garden. Viewing recommended. Carpets included.

TENURE
Freehold
Council Tax Band C
EPC Rating C

ACCOMMODATION
Attractive black composite panel and SUDG and leaded front door to

SPACIOUS ENTRANCE HALLWAY
With single panelled radiator, coving to ceiling, door and stairway to first floor, useful under stairs storage cupboard beneath. White wood panel and glazed door leads to

FITTED BREAKFAST KITCHEN TO FRONT
9'6" x 11'11" (2.90 x 3.65)
With a fashionable range of cream fitted kitchen units with soft close doors consisting inset black one and a half bowl single drainer resin sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting wood grain working surfaces above with inset four ring induction hob unit, stainless steel chimney extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units and one tall larder unit. Further wine rack, further integrated appliances include a fan assisted oven with grill, fridge and freezer. Plumbing for automatic washing machine and dishwasher. Ceramic tile flooring and radiator. Wooden glazed door to

LOUNGE DINING ROOM
20'6" x 10'5" (6.27 x 3.19)
With feature stone finish fireplace incorporating a living flame pebble effect gas fire, single panelled radiator, TV aerial point and coving to ceiling. White wood panel glazed doors to

LARGE UPVC SUDG CONSERVATORY
18'8" x 10'0" (5.70 x 3.07)
With laminate wood strip flooring, one double power point and wall light, UPVC SUDG French door leading to the rear garden.

FIRST FLOOR LANDING
With white spindle balustrades, built in linen cupboard. Attractive white six panelled interior door to

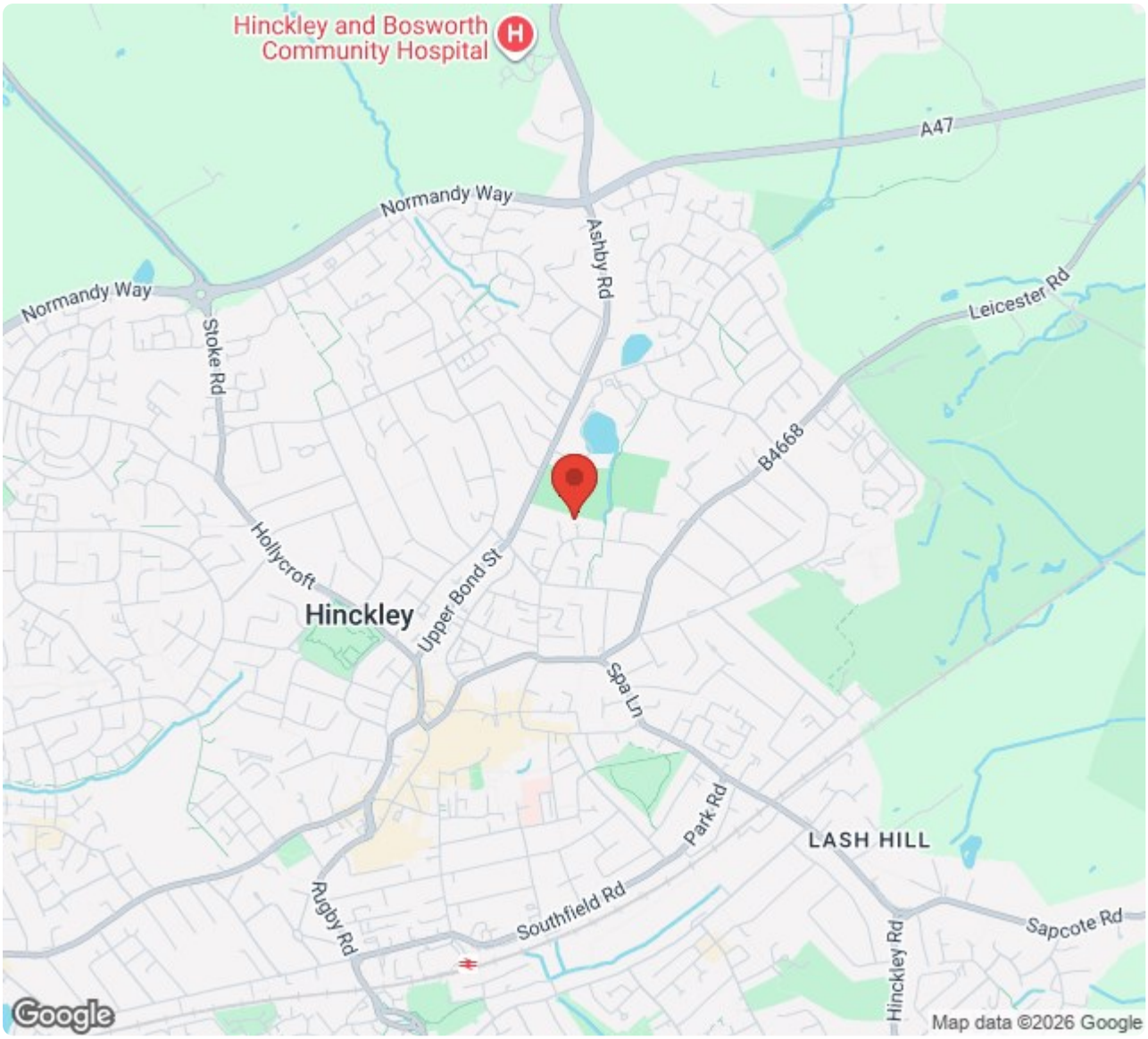
BEDROOM ONE TO FRONT
11'11" x 9'6" (3.64 x 2.91)
With a fitted wardrobe to the full length of one wall, radiator. Coving to ceiling.

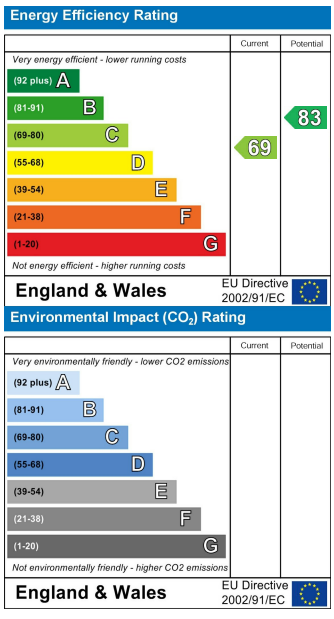
BEDROOM TWO TO REAR
11'1" x 10'4" (3.40 x 3.17)
With radiator and coving to ceiling.

BEDROOM THREE TO REAR
10'5" x 8'11" (3.20 x 2.74)
With radiator. built in double wardrobe, loft access above. Coving to ceiling.

BATHROOM TO SIDE
6'5" x 5'6" (1.97 x 1.69)
With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side. Pedestal wash hand basin and low level WC. Contrasting tiled panelled surrounds and laminate wood strip flooring, door to the airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water.

OUTSIDE
The property is nicely situated at the head of a cul de sac set back from the road having a tarmacadam driveway to front offering ample car parking leading to the single integral garage which measures 2.37m x 4.95m with up and over door to front, the garage has light and power, the garage also houses the meters. There is a lawned front garden to side, a wrought iron gate and stone pathway lead down the side of the property to the large rear garden which is enclosed by panelled fencing and mature hedging. To the side of the house is a large stone patio and metal shed, a rustic timber archway leads to the main garden area which is principally laid to lawn with surrounding beds. There is also a shed base and open aspect to rear and a tap to the side of the house.





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