Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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20 COLDSTREAM CLOSE, HINCKLEY, LE10 0WS

ASKING PRICE £215,000

Attractive modern semi detached family home. Sought after and convenient cul de sac location within walking distance of Battling Brook school, a parade of shops, doctors surgery, parks, bus service, the town centre, the Crescent and with good access to major road links. Well presented including re fitted bathroom, inset ceiling spot lights, gas central heating and UPVC SUDG. Offers entrance hallway, breakfast kitchen and lounge diner with UPVC SUDG patio door to rear garden. Three bedrooms (main with fitted wardrobes) and bathroom. Front and enclosed sunny south facing rear garden with shed. Tarmacadam driveway to side. Carpets and light fittings included.

TENURE
Freehold

Council tax band C

ACCOMMODATION
UPVC SUDG front door leading to:

ENTRANCE HALLWAY
Stairway to first floor with white spindle balustrades. Radiator, consumer unit, thermostat for central heating system and smoke alarm. Door to a good sized understairs storage cupboard with lighting. Wooden door to:

BREAKFAST KITCHEN TO FRONT
13'1" x 8'4" (3.99 x 2.55)
With a range of floor standing fitted kitchen units with roll edge working surfaces above and tiled splashbacks. Inset resin sink unit with drainer and mixer tap above. Gas hob unit with integrated extractor above and single fan assisted oven below. Plumbing for automatic washing machine and appliance recess for tumble dryer. Further range of matching wall mounted cupboard units. Wall mounted Worcester gas combination boiler for central heating and domestic hot water (new as of 2020). Laminate wood strip flooring, inset ceiling spotlights, radiator and UPVC SUDG door to the side of the property.

LOUNGE DINER TO REAR
14'8" x 11'4" (4.49 x 3.47)
With UPVC SUDG sliding patio door to rear garden. TV aerial point and double panel radiator.

FIRST FLOOR LANDING
Loft access with extending ladder, loft is fully boarded with lighting. Smoke alarm and door to large airing cupboard.

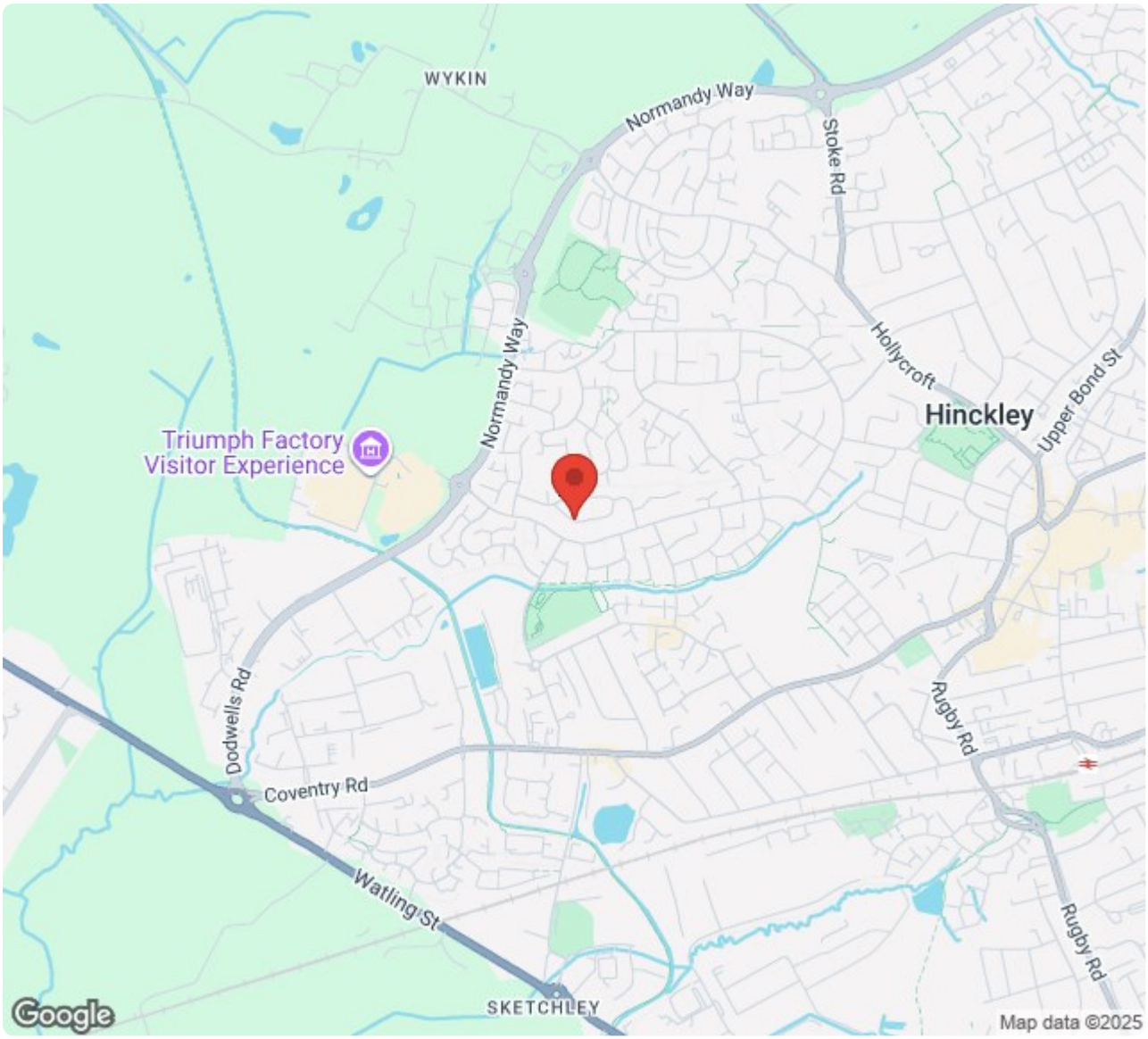
BEDROOM ONE TO REAR
11'10" x 8'5" (3.61 x 2.58)
Range of cream fitted bedroom furniture consisting four single wardrobes, cupboards above the bedhead and bedside cabinets. Single panel radiator.

BEDROOM TWO TO FRONT
9'8" x 8'4" (2.96 x 2.56)
Single panel radiator.

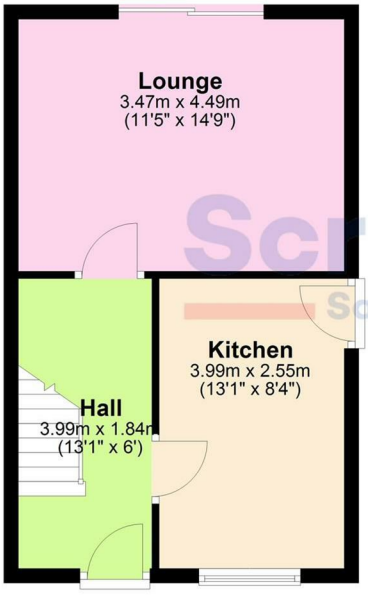
BEDROOM THREE TO REAR
6'0" x 8'1" (1.84 x 2.48)
Single panel radiator.

BATHROOM TO FRONT
6'9" x 6'1" (2.08 x 1.87)
A white suite consisting P shaped panelled bath with mixer shower attachment above and glazed shower screen to side, pedestal wash hand basin and low level WC. Fully tiled surrounds, chrome heated towel rail, extractor fan and vinyl flooring.

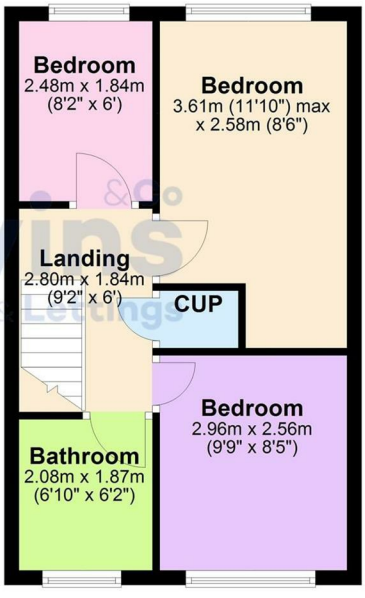
OUTSIDE
The property is nicely situated, set back from the road in a cul de sac with a lawned front garden with a surrounding hedge. A long driveway leads down the side of the property and a wrought iron gate offers access to the fully fenced and enclosed rear garden. With a slate tiled patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with a timber shed.

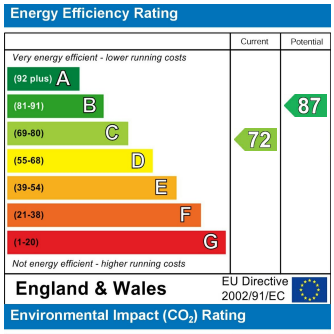


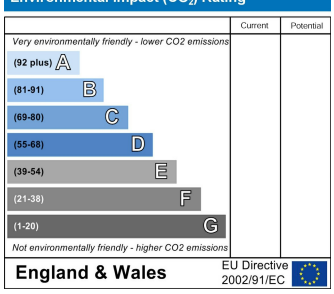
Ground Floor



First Floor







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