

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 STOCK DOVE CLOSE, HINCKLEY, LE10 3FD

OFFERS OVER £270,000

Stunning 2022 Bloor Homes 'Byron' design semi detached family home. Sought after and convenient location in the Hollycroft Grange development. Within walking distance of a parade of shops, doctors surgery, Battling Brook Primary School, parks, bus services and good access to major road links. Immaculate contemporary style interior and NHBC guaranteed. Benefiting from a range of good quality fixtures and fittings including white panelled interior doors, alarm system, integrated appliances, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge, dining kitchen, utility space and separate WC. Three bedrooms (main with en suite shower room) and bathroom. Driveway to front and side and enclosed rear garden with shed. Carpets and bathroom blinds included.



TENURE

Freehold
Council Tax Band C
EPC Rating B

ACCOMMODATION

Composite front door to

ENTRANCE HALLWAY

With radiator, keypad for the burglar alarm, smoke alarm, stairway to first floor and white panelled interior door to

LOUNGE TO FRONT

12'0" x 14'2" (3.67 x 4.33)

With a radiator, TV aerial point, thermostat for the central heating system, door to under stairs storage cupboard housing the fuse box and white panelled interior door to



KITCHEN DINER TO REAR

12'2" x 11'10" (3.71 x 3.61)

With a range of floor standing fitted kitchen units with working surface above and inset black one and a half bowl drainer sink with mixer tap. A range of integrated appliances including a Zanussi oven, gas hob with extractor above, fridge freezer and dishwasher. A further range of matching wall mounted cupboard units, white tiled splashbacks, under counter lighting, vinyl flooring, UPVC SUDG french doors to the rear garden.



UTILITY SPACE

A fitted working surface with cupboard unit beneath and space for the washing machine. Wall mounted Ideal gas combination boiler for central heating and domestic hot water.



SEPARATE WC

3'4" x 5'4" (1.04 x 1.63)

With low level WC, wall mounted wash hand basin, radiator and vinyl flooring.



FIRST FLOOR LANDING

With smoke alarm and loft access. White panelled interior door to

BEDROOM ONE TO REAR

9'6" x 9'4" (2.91 x 2.85)

With free standing wardrobes, radiator and white panelled interior door to



ENSUITE SHOWER ROOM

8'2" x 3'11" (2.50 x 1.20)

With a fully tiled shower cubicle with shower attachment and sliding shower screen, low level WC, wall mounted sink unit with tiled splashback, vinyl flooring, radiator, extractor fan and inset ceiling spotlights.



BEDROOM TWO TO FRONT

8'8" x 10'1" (2.66 x 3.09)

With radiator.



BEDROOM THREE TO FRONT

6'6" x 11'8" (1.99 x 3.56)

With radiator and white panelled interior door to a large storage cupboard.



BATHROOM TO SIDE

7'8" x 5'6" (2.35 x 1.69)

With panelled bath with mixer tap and shower attachment, glazed shower screen to side, low level WC, wall mounted sink unit with tiled splashback, vinyl flooring, heated towel rail, tiled surrounds and extractor fan.

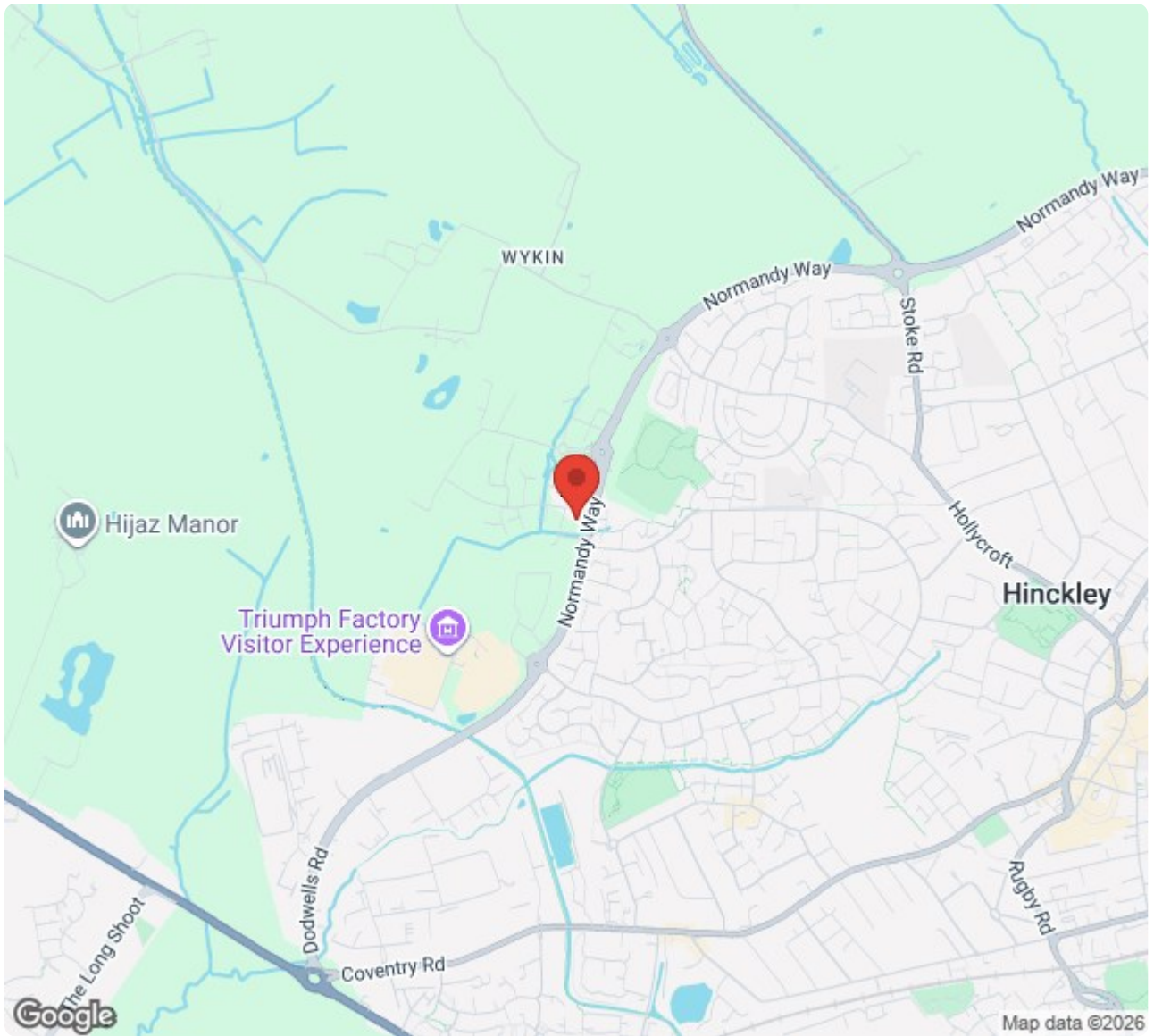


OUTSIDE

The property is nicely situated in a cul de sac with a tarmac driveway to front and a further tarmac driveway to side.

A slabbed pathway leads to the front door and down the left hand side of the property offering access to the fully fenced and enclosed good sized rear garden with a slab patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked borders. To the bottom of the garden is a shed (included). There is outside lighting, tap and outdoor plug socket that can be used for electrical supply outside

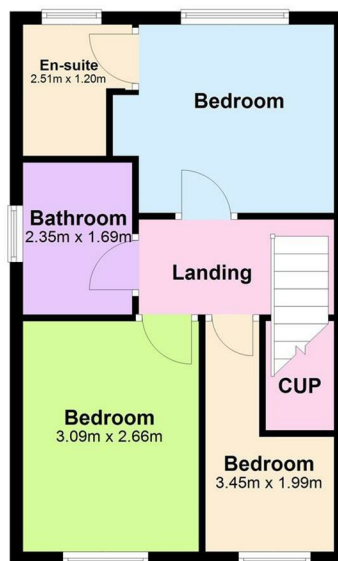




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



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