

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



5 SQUIRES GREEN, HINCKLEY, LE10 2SY

ASKING PRICE £260,000

No Chain. Extended modern semi-detached family home. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, schools, bus service, parks, the village centre and easy access to the A5 and M69 Motorway. Well presented and much improved including panelled interior doors, wooden flooring, refitted kitchen, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers open porch, entrance hall, separate WC/utility room, lounge and extended open plan living/dining/kitchen. Three bedrooms and bathroom with shower. Driveway to detached garage. Front and enclosed sunny rear garden. Viewing recommended. Carpets included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Open canopy porch with tiled flooring and attractive UPVC SUDG front door to

ENTRANCE HALLWAY

With laminate wood strip flooring, warm air vent, thermostat for central heating system. Telephone point. Stairway to first floor. Attractive six panelled pine interior doors to

SEPARATE WC/UTILITY ROOM

5'7" x 5'8" (1.72 x 1.73)

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks. Appliance recess points, plumbing for automatic washing machine. Laminate tiled flooring. Door to

LOUNGE TO FRONT

10'0" x 16'0" (3.05 x 4.89)

With feature fireplace having ornamental wood surrounds, raised marble effect hearth and backing incorporating a black living flame coal effect electric stove. Gas point, laminate wood strip flooring, TV aerial point and telephone point, warm air vent. Pine and glazed double doors lead to



EXTENDED AND REFITTED OPEN PLAN LIVING/DINING/KITC

15'10" x 16'7" (4.84 x 5.08)



KITCHEN AREA

With a range of matt white fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units, contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, double fan assisted oven with grill beneath. Stainless steel extractor hood above, matching upstands, further matching range of wall mounted cupboard units, one tall larder unit, further integrated appliances include a dishwasher, stainless steel microwave oven. Ceramic tiled flooring. Recess for a fridge/freezer. Johnson style gas boiler for central heating and domestic hot water. UPVC SUDG door to the side of the property.



LIVING/DINING AREA

With laminate wood strip flooring, UPVC SUDG sliding patio doors leading to the rear garden.



FIRST FLOOR LANDING

With the airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary and domestic hot water. Loft access with extending aluminium ladder for access, the loft is partially boarded. Attractive white six panelled interior doors to

BEDROOM ONE TO REAR

10'1" x 13'2" (3.08 x 4.02)

With built in double wardrobes in white, wall mounted air vent.



BEDROOM TWO TO FRONT

8'1" x 12'11" (2.47 x 3.95)

With warm air vent.



BEDROOM THREE TO FRONT

7'8" x 9'11" (2.36 x 3.04)

With fitted work station and desk, built in storage cupboard over the stairs and heating vent.



BATHROOM TO REAR

6'3" x 6'2" (1.92 x 1.88)

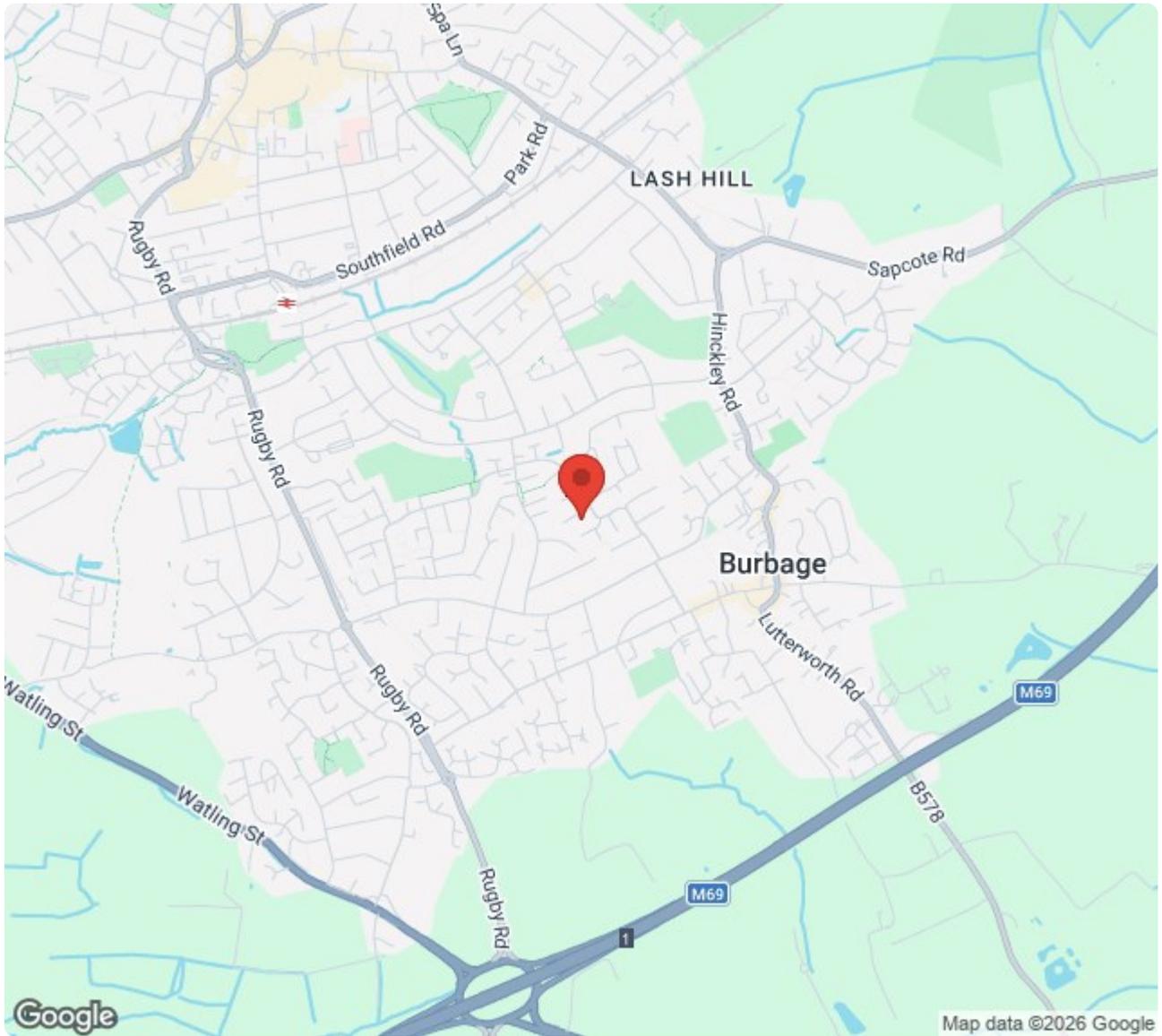
With white suite consisting panelled bath, electric shower unit above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Laminate tiled flooring, heating vent.



OUTSIDE

The property is nicely situated in a cul de sac set back from the road, the front garden is principally laid to lawn with surrounding beds. A driveway leads down the side of the property through double timber gates to a detached garage at the rear of the property, the garage measures 2.49m x 5.10m there is an up and over door to front and a side pedestrian door. There is a fully fenced and enclosed rear garden which has a full width patio adjacent to the rear of the property, edged by a low brick retaining wall, beyond which the garden is mainly laid to lawn with surrounding beds. There is also an outside tap and double power point.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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