Scrivins & Co Sales & Lettings

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6 MELROSE CLOSE, HINCKLEY, LE10 0UL

ASKING PRICE £260,000

No Chain. Extended modern Jelson built semi detached family home close to Clarendon park, adjacent to the Battling Brook green corridor. Sought after and convenient cul de sac location within walking distance of a parade of shops, Sainsburys, 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 panelled interior doors, feature contemporary fireplace, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room, kitchen and family room/study. Three bedrooms (two with fitted wardrobes) and bathroom with shower. Wide driveway to large single garage. Enclosed sunny rear garden. Viewing recommended. Carpets, curtains, blinds, light fittings and white goods included.







TENURE
Freehold
Council Tax Band C

ACCOMMODATION
Attractive white composite panelled SUDG front door with outside lighting to

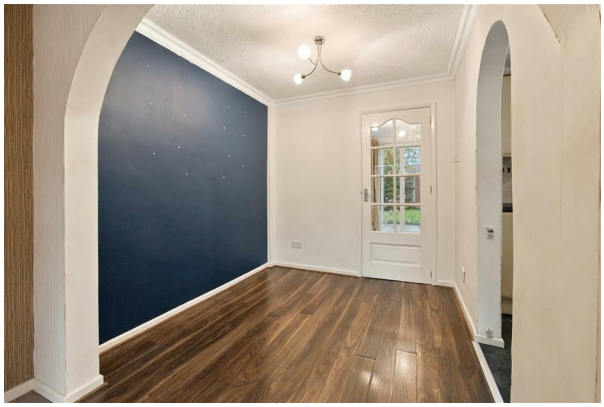
ENTRANCE HALLWAY
With laminate wood strip flooring, radiator, Hive thermostat for the central heating system, door to cloaks cupboard housing the meters, attractive white four panel interior doors to

LOUNGE TO FRONT
14'2" x 12'7" (4.33 x 3.85)
With feature contemporary fireplace having ornamental stone finished surrounds, raised marble hearth and backing incorporating living flame coal effect gas fire, radiator, three matching wall lights and centre light, TV and telephone points, coving to ceiling, feature archway to





DINING AREA TO REAR
7'5" x 7'10" (2.27 x 2.41)
With wood finish laminate wood strip flooring, coving to ceiling, feature archway to



FITTED KITCHEN TO REAR
9'5" x 7'9" (2.88 x 2.38)
With a range of beech finish fitted kitchen units consisting inset black single drainer and resin sink unit mixer tap above double base unit beneath, further matching floor mounted cupboard units and three draw unit, contrasting black roll edge working surfaces above, tiled splashbacks, further matching wall mounted cupboard units and one tall larder unit, integrated dishwasher and washing machine and a free standing Hotpoint electric cooker included with a stainless steel chimney extractor above, radiator, slate finished laminate tile flooring, further open storage area ideal for a fridge freezer, UPVC SUDG door to the side of the property. Keypad for the burglar alarm system. From the dining area a white wooden and glazed door leads to



FAMILY ROOM/STUDY TO REAR
9'1" x 9'7" (2.79 x 2.93)
With radiator, Tv aerial point, matching wall light and centre light, UPVC SUDG sliding patio doors to the rear garden.



FIRST FLOOR LANDING
With large access with extending ladder for access, the loft is partially boarded with a light and the controls for the CCTV.

BEDROOM ONE TO REAR
10'3" x 10'7" (3.13 x 3.24)
With built in triple robe and matching chest of drawers, radiator, Hitachi air conditioning unit, over head bed light and matching centre light, coving to ceiling.



BEDROOM TWO TO FRONT
7'4" x 10'7" (2.25 x 3.23)
With built in double wardrobe in white, radiator.



BEDROOM THREE TO FRONT
6'4" x 7'5" (1.95 x 2.28)
With built in cabin bed with storage cupboard beneath and radiator.



REFITTED BATHROOM TO REAR

6'3" x 7'8" (1.91 x 2.35)

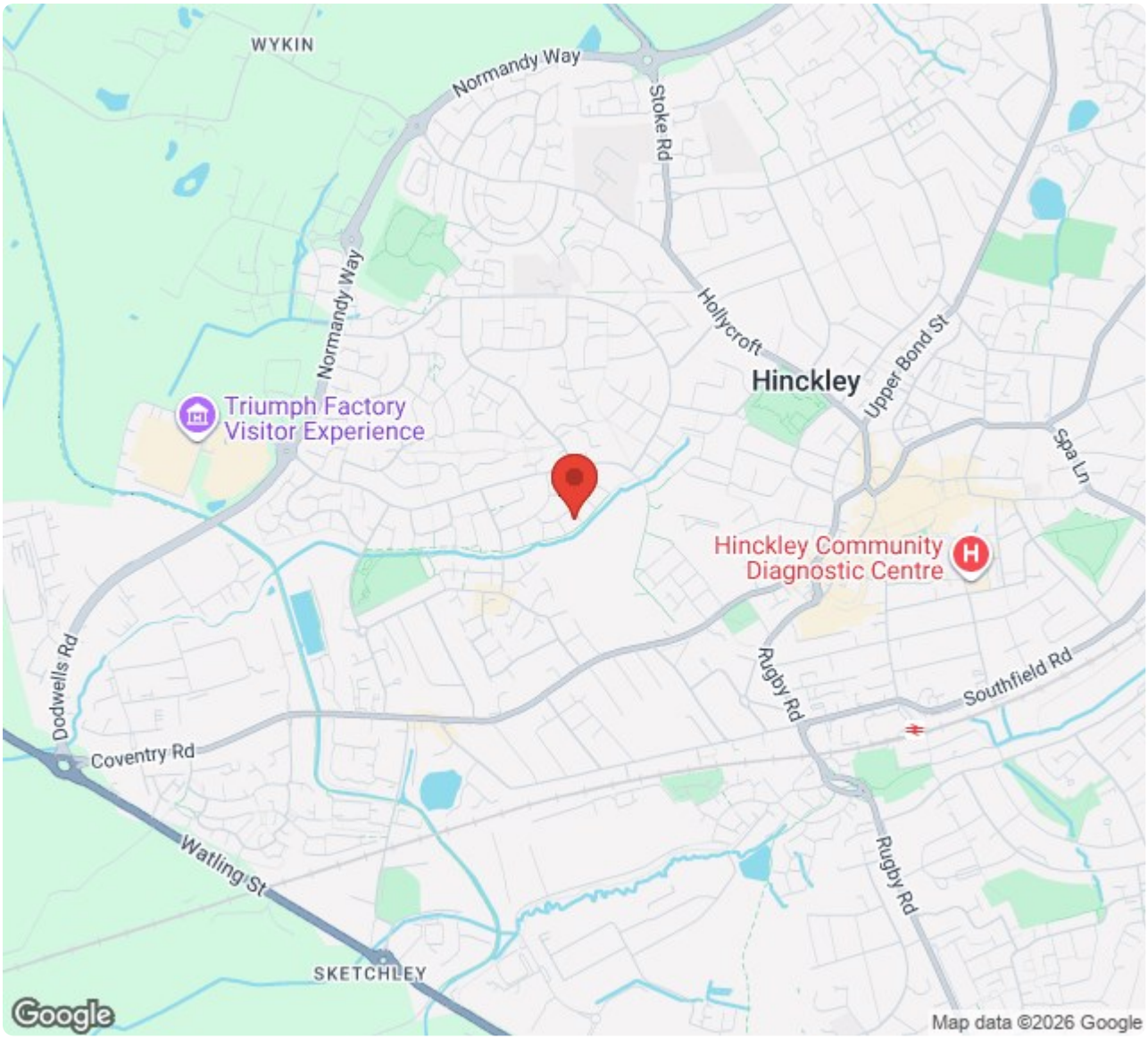
With white suite consisting panelled bath, main shower unit above and glazed shower screen to side, vanity sink unit with grey double cupboard beneath, low level WC and contrasting fully tiled surrounds including the flooring. Chrome heated towel rail and extractor fan. Door to the airing cupboard housing the Vaillant gas condensing combination boiler for central heating and domestic hot water.



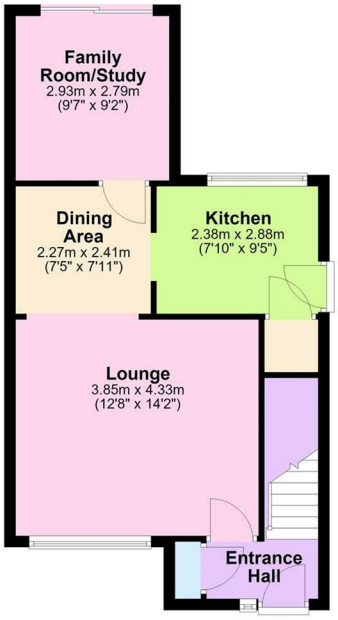
OUTSIDE

The property is nicely situated in a cul de sac set back from the road having a full width block paved driveway to front. double timber gates and slabbed driveway leads down the side of the property to a large brick built single garage to rear measuring 2.51m x 7.24m with up and over door to front, UPVC SUDG pedestrian door and window to side. There is also a work bench and shelving, light and power. There is a useful storage cupboard to the side of the property. There is a fully fenced and enclosed rear garden having a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. There is also outside power points, tap, lighting and CCTV.



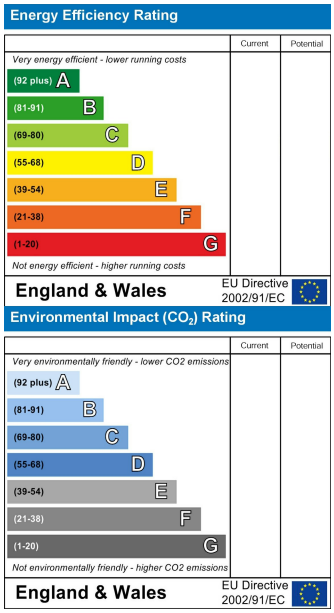


Ground Floor



First Floor





naea | propertymark PROTECTED
arla | propertymark PROTECTED

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