



3 ARRAN WAY, HINCKLEY, LE10 0UA

ASKING PRICE £280,000

NO CHAIN! Three bedroom detached family home. Sought after and convenient cul de sac location within walking distance of the town centre including shops, schools, doctors, dentist, leisure centre, train and bus stations, Hollycroft park and good access to major road links. Well presented and benefiting from feature fireplace, tiled flooring, white panelled interior doors, gas central heating and UPVC SUDG.

Accommodation offers entrance porch, entrance hallways, lounge, dining room and kitchen. Three good sized bedrooms and bathroom. Driveway to front leading to detached garage. Front and good sized enclosed rear garden. Carpets, blinds and light fittings included.



TENURE

No Chain
Freehold
Council Tax Band C

ACCOMMODATION

UPVC SUDG door to

ENTRANCE PORCH

With tiled flooring and a further composite and glazed front door to

ENTRANCE HALLWAY

With stairway to first floor, radiator, white panelled interior door to a cupboard housing the fuse box and a wood and glazed interior door to



LOUNGE TO FRONT

12'2" x 15'8" (3.73 x 4.79)

With a feature fireplace with stone hearth backing and mantle incorporating a coal effect gas fire, radiator, TV aerial point, ceiling rose, matching wall lights and archway through to



DINING ROOM TO REAR

9'11" x 9'3" (3.04 x 2.82)

With radiator, UPVC SUDG sliding door to rear garden.



KITCHEN TO REAR

8'0" x 9'2" (2.46 x 2.80)

With a range of floor standing fitted kitchen units with roll edge working surface above and inset one and a half bowl drainer sink with mixer tap, oven with four ring electric hob above and extractor fan, under counter space for a washing machine and space for a fridge freezer, a further range of matching wall mounted cupboard units, tiled splashbacks, tiled flooring and UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With loft access, white wooden interior door to

BEDROOM ONE TO REAR

12'0" x 12'3" (3.67 x 3.75)

With radiator, built in double cupboard unit housing the Valiant gas combination boiler and further cupboard above.



BEDROOM TWO TO FRONT

11'3" x 10'9" (3.44 x 3.28)

With radiator.



BEDROOM THREE TO FRONT

7'10" x 7'10" (2.39 x 2.41)

With radiator.



BATHROOM TO REAR

5'9" x 6'11" (1.76 x 2.12)

With white panel bath with mixer tap and mains shower attachment above with glass screen to side, low level WC, vanity sink unit with double cupboard beneath and wall mounted illuminated mirror above, chrome heated towel rail, laminate flooring, inset ceiling spotlights.

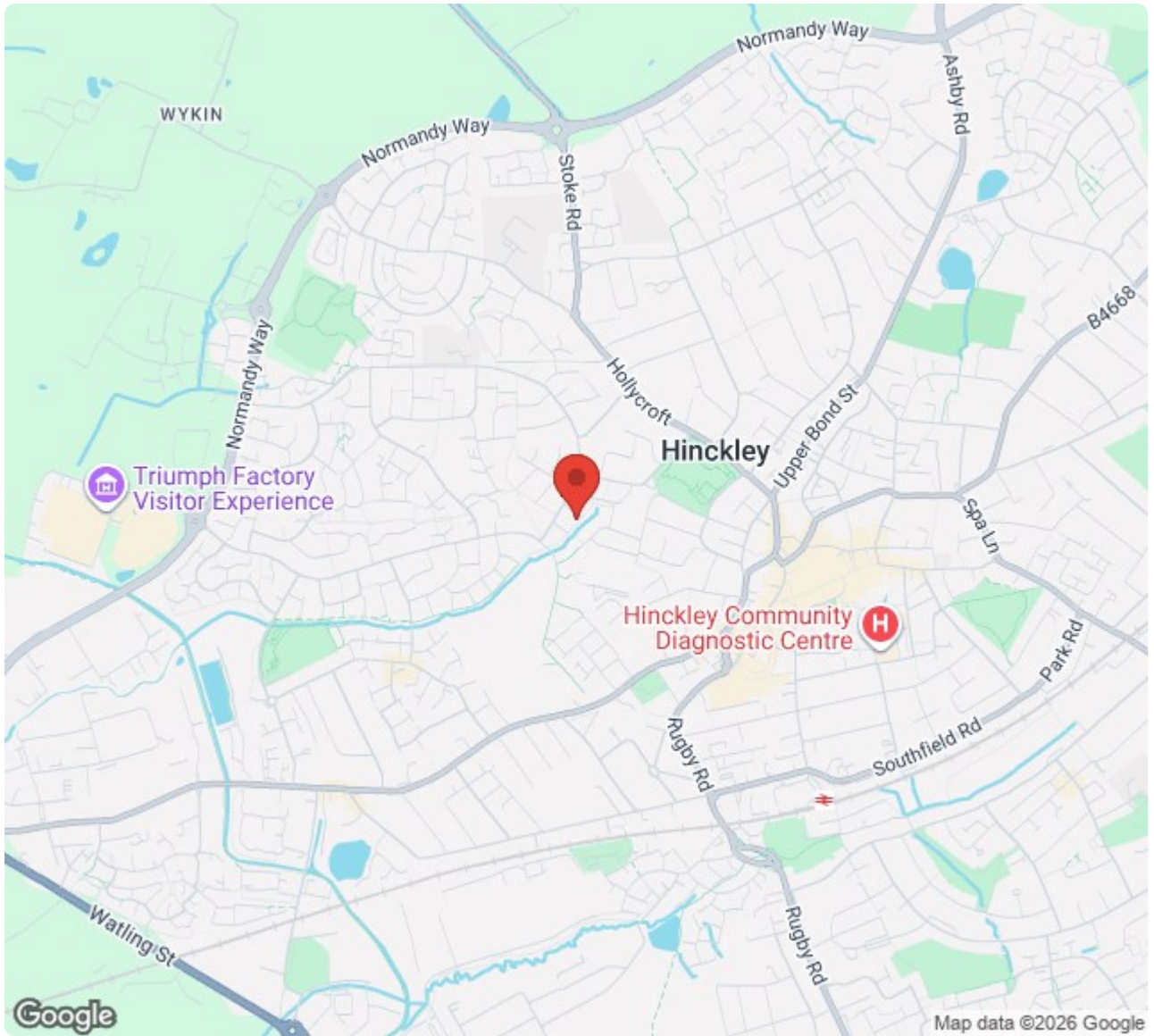


OUTSIDE

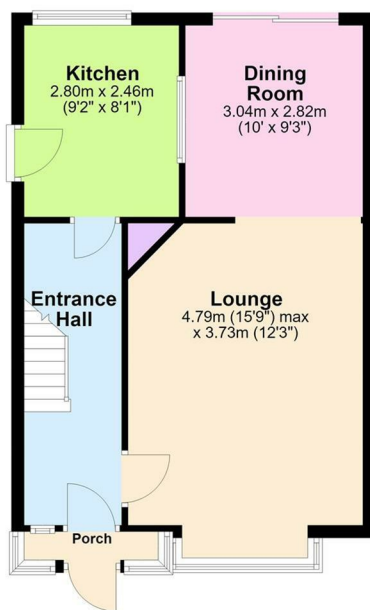
The property is nicely situated in a cul de sac with a block paved driveway to front with a lawned front garden to side with

surrounding borders, double wrought iron gates offers access to the remainder of the driveway which leads to a single garage with up and over door to front. The remainder of the garden is principally laid to lawn with a stone patio adjacent to the rear of the property.

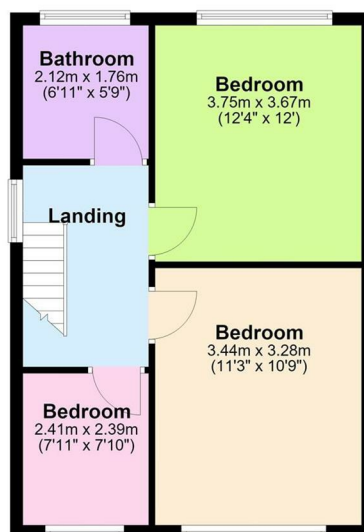




Ground Floor



First Floor



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



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