Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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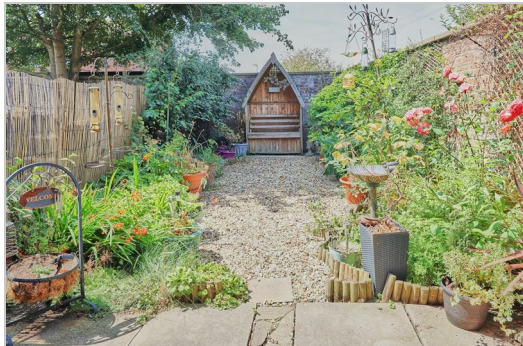
36 WALCOTE CLOSE, HINCKLEY, LE10 0YF

OFFERS OVER £180,000

No Chain. Attractive modern Jelson built semi detached house on a good sized corner plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook school, parks, the town centre, the Crescent, train and bus stations and with good access to major road links. Well presented and much improved including modern kitchen and shower room, gas central heating and UPVC SUDG. Offers entrance porch, lounge and dining kitchen, two double bedrooms and shower room, driveway to detached garage, large front and enclosed rear garden. Viewing recommended. Carpets, curtains, blinds and white goods included.







TENURE
No Chain
Freehold
Council tax Band B

ACCOMMODATION
Attractive UPVC SUDG front door to

ENTRANCE PORCH
With fitted meter cupboard, overhead lighting, white panel and glazed door leads to

LOUNGE TO FRONT
13'7" x 13'0" (4.16 x 3.98)
With wall mounted gas fire and back boiler for gas central heating and domestic hot water, radiator, TV aerial point, thermostat for central heating system, coving to ceiling, sairway to first floor, door to





FITTED DINING KITCHEN TO REAR
13'8" x 9'0" (4.19 x 2.75)
With a range of beach finished kitchen units consisting inset single drainer stainless steel sink mixer taps above double base unit beneath, further matching floor mounted cupboard units and four drawer unit, contrasting roll edge roll edge working surfaces above with concealed lighting and inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath integrated extractor above, tiled splashbacks, further matching range of wall mounted cupboard units and gallery shelving, integrated appliances include a dishwasher and washing machine, free standing fridge freezer included within a housing, digital programmer for central heating and domestic hot water, broadband internet point, radiator, UPVC SUDG door leads to the rear garden.



FIRST FLOOR LANDING
With a door to the airing cupboard housing factory lag cylinder fitted immersion heater for supplementary domestic hot water, loft access.

BEDROOM ONE TO FRONT
10'4" x 10'7" (3.15 x 3.24)
With built in double slide robe, single panel radiator.



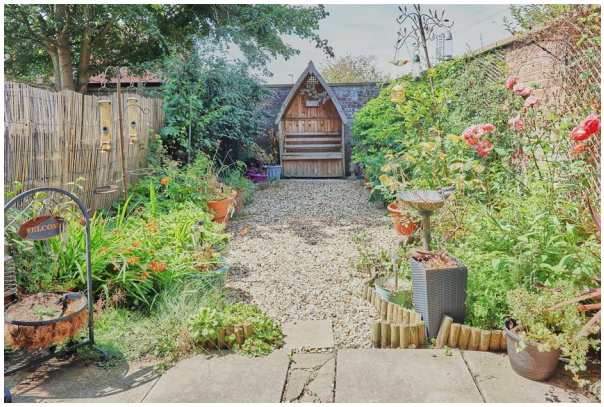
BEDROOM TWO TO REAR
11'7" x 7'5" (3.54 x 2.28)
With single panel radiator.

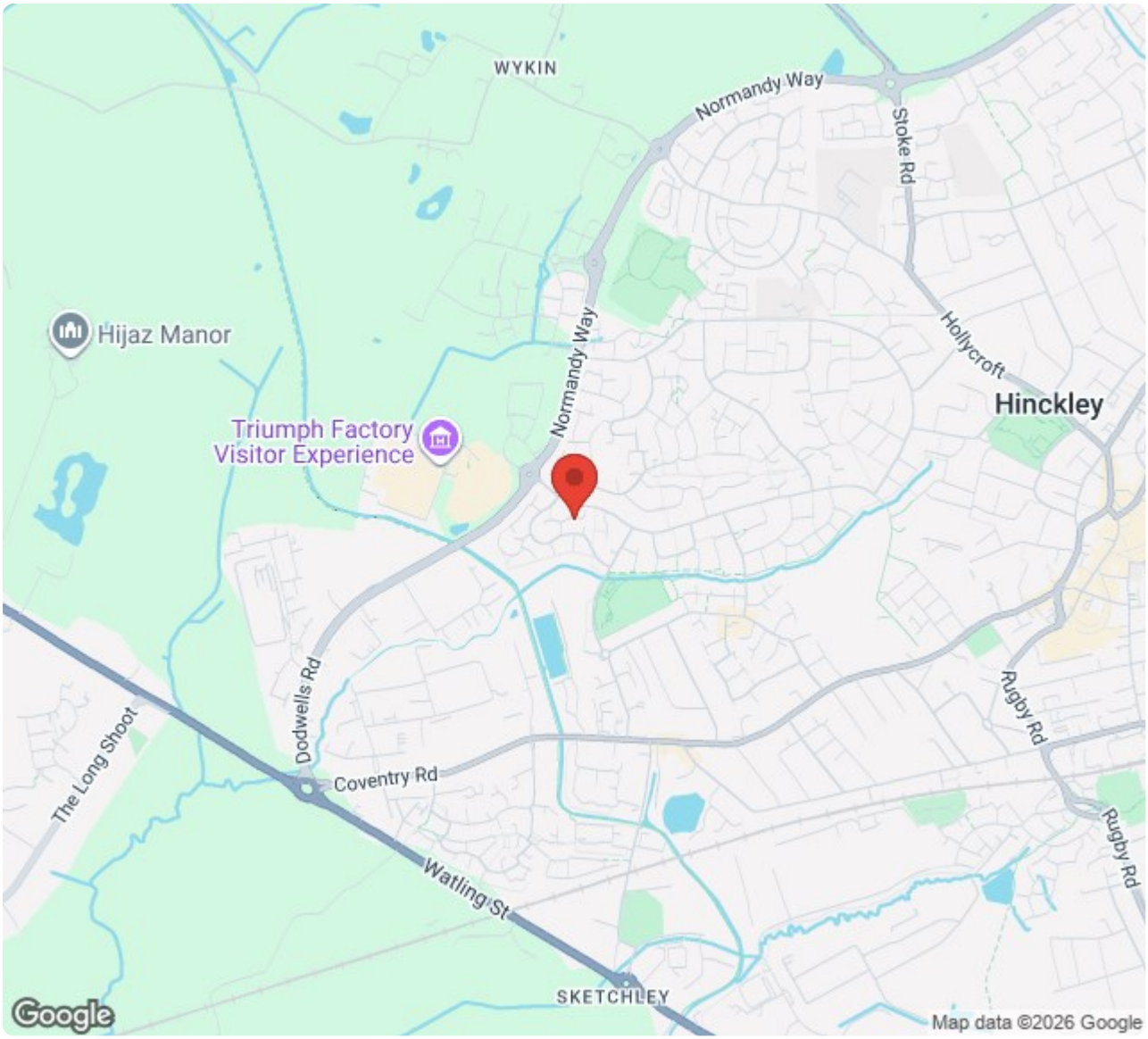


REFITTED SHOWER ROOM TO REAR
5'10" x 6'2" (1.80 x 1.88)
With white suite consisting of a fully tiled walk in shower with glazed shower screen, electric shower unit above, pedestal wash hand basin, low level WC, contrasting tile surrounds, radiator.

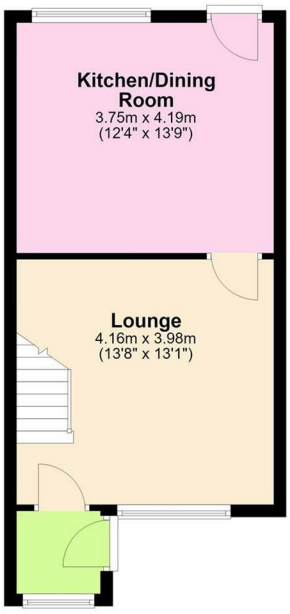


OUTSIDE
Outside the property is nicely situated in a cul de sac on a good sized corner plot set back from the road having a large lawned front garden with a slab pathway leading to the front door. A slabbed pathway leads down the side of the property leading to a timber gate to the rear garden which is enclosed by a high brick retaining wall and panel fencing, principally hard landscaped having a full width slab patio adjacent to the rear of the property beyond which the garden is in decorative stones with surrounding well stocked beds and borders, outside security light, tap and plastic garden store. To the top of the garden is a slab driveway leading to a detached single brick built garage (2.49m x 4.99m) with up and over door to front.

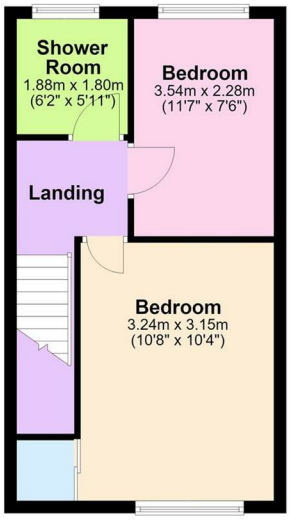


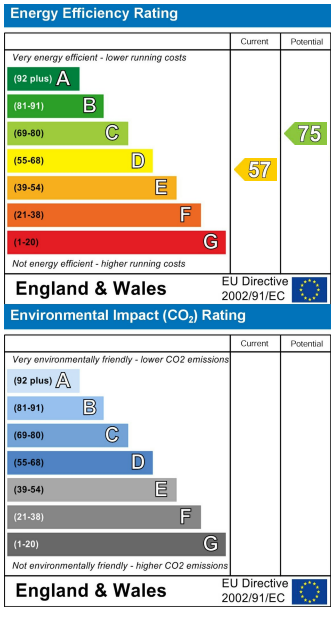


Ground Floor



First Floor





naea | propertymark PROTECTED

arla | propertymark PROTECTED

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