

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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8 DE HAVILLAND WAY, HINCKLEY, LE10 2GE

OFFERS OVER £575,000

Impressive, extended five bedroom detached family home with double garage and open views to front. Highly sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, restaurants, and easy access to the A5 and M69 motorway. Immaculately presented and benefiting from feature fireplace, tiled flooring, extended dining room, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, study, lounge, dining room, sitting room, kitchen and utility room. Five double bedrooms (two with En suite shower rooms and three with fitted bedroom furniture) and family bathroom with four piece suite. Large driveway to front leading to a double garage and enclosed private rear garden. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band F

ACCOMMODATION

Wooden and glazed front door to

ENTRANCE HALLWAY

With laminate wood strip flooring, stairway to the first floor, smoke alarm, radiator and thermostat for the central heating system. White panelled interior door to

SEPARATE WC

4'3" x 3'4" (1.30 x 1.02)

With low level WC, wall mounted sink unit, laminate wood strip flooring, radiator, wall mounted storage cupboard. Door to a full height storage cupboard.



STUDY TO FRONT

6'4" x 8'7" (1.95 x 2.63)

With a radiator, laminate wood strip flooring and a range of fitted office furniture consisting of a desk, shelving and wall mounted cupboards.



THROUGH LOUNGE

21'3" x 13'11" (6.48 x 4.26)

With feature fireplace with stone hearth and backing and mantle surrounding incorporating a gas fire, two radiators, TV aerial point and UPVC SUDG French doors to the rear garden.



DINING ROOM/SITTING ROOM TO REAR

23'11" x 12'10" (7.30 x 3.93)

With laminate wood strip flooring, radiator, TV aerial point, inset ceiling spotlights and UPVC SUDG French doors to the rear garden. Archway to



KITCHEN

12'7" x 10'0" (3.84 x 3.06)

With a range of floor standing kitchen units with black granite working surface above, inset one and a half bowl stainless steel drainer sink with mixer tap, double oven with five ring gas hob and extractor above. Integrated dishwasher, space for a fridge freezer and tiled splashbacks. A further matching range of wall cupboard units, with inset spotlights above the sink. Tiled flooring, inset ceiling spotlights, radiator and white panelled interior door to



UTILITY ROOM TO SIDE

6'3" x 6'8" (1.93 x 2.04)

With floor standing units matching the kitchen with roll edge working surface above, inset stainless steel drainer sink with mixer tap and one wall mounted cupboard unit housing the Worcester gas boiler. A further matching wall shelving unit. Space for a washing machine and tumble dryer, tiled flooring, radiator and a door to the side of the property.



FIRST FLOOR LANDING

With stairway to the second floor, radiator, smoke alarm, white panelled interior door to a airing cupboard housing the water tank with shelving. Door to

BEDROOM ONE

12'2" x 11'3" (3.71 x 3.43)

With a range of fitted bedroom furniture consisting of one double wardrobe, matching drawers, two wall mounted cupboard units and matching bedside drawers. Radiator. Archway to



DRESSING AREA

4'7" x 7'2" (1.42 x 2.19)

With built in wardrobes consisting of one double and one single, radiator and white panelled interior door to



ENSUITE SHOWER ROOM

7'3" x 7'1" (2.23 x 2.18)

With a large walk in shower cubicle with main shower attachment and glazed shower screen surrounding, low level WC, two pedestal wash hand basins with mixer taps and fully tiled surrounds. Tiled flooring, wall mounted mirror, inset ceiling spotlights, chrome heated towel rail and extractor fan.



BEDROOM THREE TO FRONT

11'11" x 10'11" (3.64 x 3.34)

With a range of fitted bedroom furniture consisting of two double wardrobes, a range of matching drawer units and two matching bedside tables. Radiator.



BEDROOM FOUR TO REAR

8'11" x 10'11" (2.73 x 3.35)

With radiator.



BATHROOM TO REAR

8'1" x 9'3" (2.48 x 2.82)

With a four piece suite consisting of a white panelled Jacuzzi bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, and a fully tiled shower cubicle with main shower attachments. Fully tiled surrounds, inset ceiling spotlights, tiled flooring, chrome heated towel rail, shaver point and extractor fan.



SECOND FLOOR LANDING

With loft access, smoke alarm and white panelled interior door to

BEDROOM TWO

15'0" x 14'9" (4.58 x 4.50)

With a range of fitted bedroom furniture consisting of four single wardrobe units with matching drawers, a matching range of cupboards above the bed head and matching bedside tables. Two doors offering access to the storage in the eaves. A further white panelled interior door leads to a storage cupboard. Two radiators, two Velux windows and white panelled interior door to



JACK AND JILL ENSUITE SHOWER ROOM

5'1" x 6'8" (1.55 x 2.05)

With a fully tiled shower cubicle with main shower attachment, low level WC and pedestal wash hand basin. Half tiled surrounds, tiled flooring, radiator, Velux window, extractor fan. A further white panelled interior door leads back to the landing.



BEDROOM FIVE

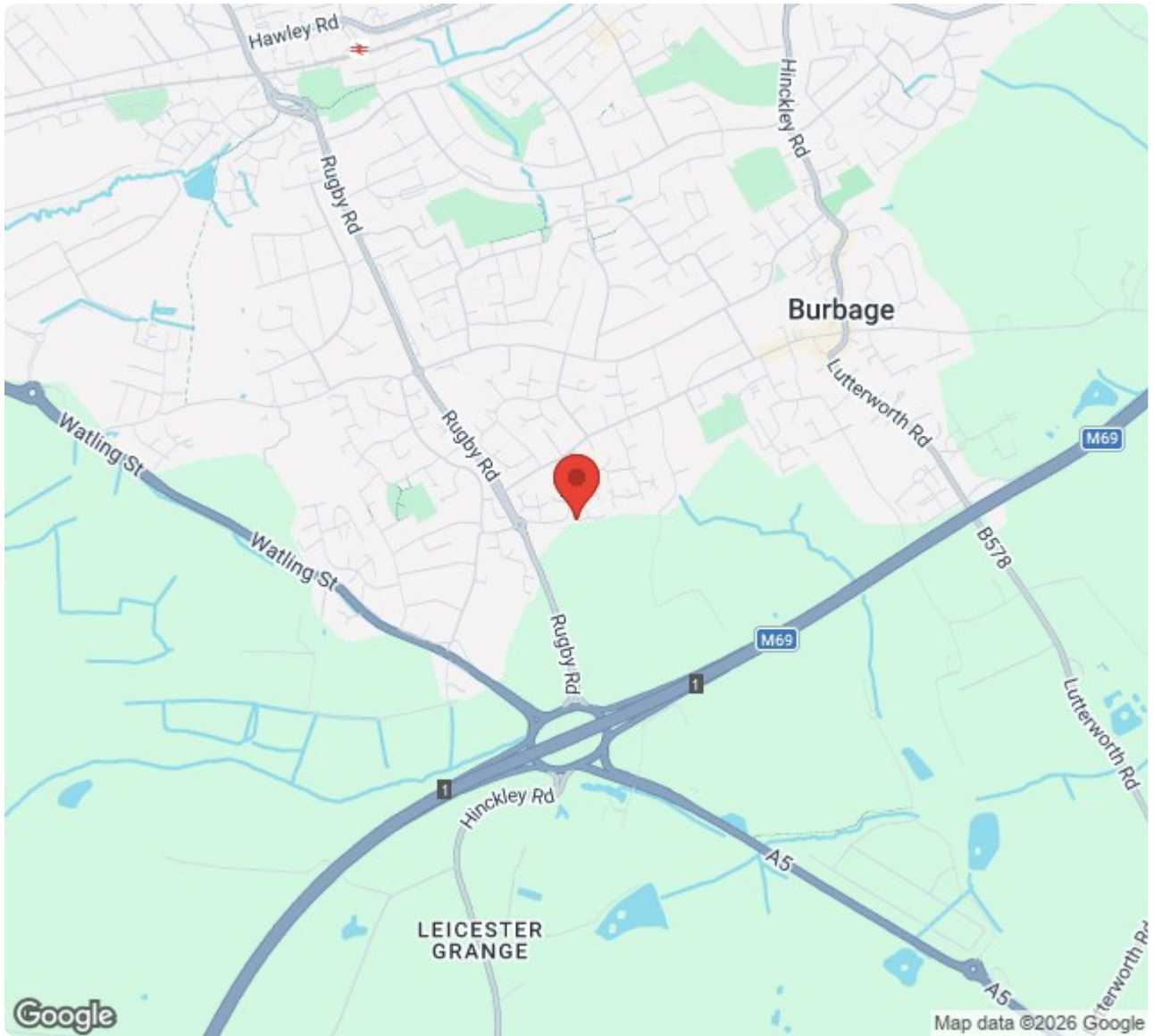
13'5" x 11'0" (4.10 x 3.37)

With two radiators, doors offering access to the eaves storage and Velux window.

OUTSIDE

Outside the property is nicely situated at the head of a cul de sac and a tarmac driveway leads to the property where there is a stoned front garden and slabbed steps leading to the front door. The driveway offers ample car parking and leads to a detached double garage (5.79m x 5.54m) with two up and over doors to front, light, power and has further storage in the roof space. The rear garden has a timber decking area adjacent to the rear of the property with surrounding stoned borders beyond which the remainder of the garden is principally laid to lawn with mature trees. Outside lighting, power points and water tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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		
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