

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

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### 42 ARROMANCHES AVENUE, HINCKLEY, LE10 3GU

**OFFERS OVER £300,000**

Stunning 2025 Bloor Homes built 'Ragley' design three bedroom detached home on a good sized plot. Sought after and convenient Holycroft Grange development within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, bus service and good access to major road links. With the remaining guarantee from Bloor Homes (2 years when built) and NHBC 10 year guarantee. Immaculately presented and benefiting from white panelled interior doors, integrated appliances, EV charger, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, separate WC, lounge and kitchen diner. Three bedrooms (main with en suite shower room) and bathroom. Double width driveway to front and good sized enclosed rear garden. Blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band D  
EPC Rating B

## ACCOMMODATION

UPVC SUDG front door to

### ENTRANCE HALLWAY

With laminate wood strip flooring, radiator, smoke alarm and thermostat for the central heating system. White panelled interior door to an under stairs storage cupboard which houses the fuse box and isolator for the solar panels. White panelled interior door to an under stairs storage cupboard and a further white panelled door to

### SEPARATE WC

5'2" x 3'1" (1.58 x 0.95)

With low level WC, wall mounted sink unit with tiled splashback, laminate wood strip flooring, radiator and extractor fan.



### THROUGH LOUNGE

10'7" x 15'5" (3.25 x 4.71)

With a range of fitted cupboard units with shelving and TV space. Laminate wood strip flooring, two radiators and media plate with TV and ethernet port. UPVC SUDG French doors to the rear garden.



### KITCHEN DINER

8'4" x 16'1" (2.55 x 4.92)

With a range of floor standing fitted kitchen units in sage green with marble effect working surfaces above. Inset one and a half bowl drainer sink with mixer tap. A range of integrated appliances include: electric oven with gas hob and extractor hood above, dishwasher and washer dryer. Space for an American style fridge freezer. A further range of wall mounted cupboard units, one housing the ideal gas combination boiler. Laminate wood strip flooring, radiator, carbon monoxide alarm, extractor fan and UPVC SUDG doors to the rear garden.



### FIRST FLOOR LANDING

With loft access, white panelled interior door to an over stairs storage cupboard and a further white panelled interior door to

### BEDROOM ONE TO REAR

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

currently housing a King Size bed. With laminate wood strip flooring, radiator, decorative wall panelling, TV aerial point. White panelled interior door to

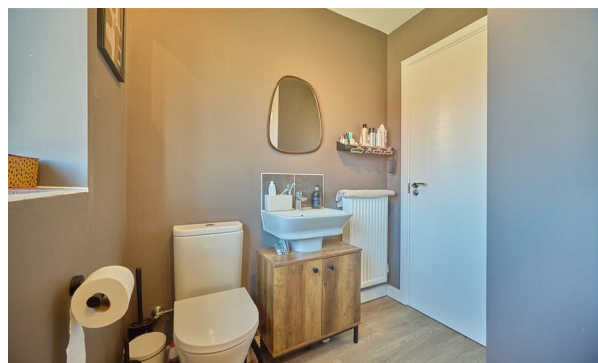




### ENSUITE SHOWER ROOM

8'9" x 6'4" (2.68 x 1.95)

With fully tiled shower cubicle with one waterfall attachment and one standard and sliding shower screen. Low level WC, pedestal wash hand basin with tiled splashback, radiator, laminate wood trip flooring, inset ceiling spotlights and extractor fan.



### BEDROOM TWO TO FRONT

8'5" x 10'7" (2.59 x 3.25)

With radiator and laminate wood strip flooring.



### BEDROOM THREE TO REAR

6'8" x 10'8" (2.05 x 3.26)

With laminate wood strip flooring and radiator.



### BATHROOM TO FRONT

6'4" x 6'7" (1.94 x 2.03)

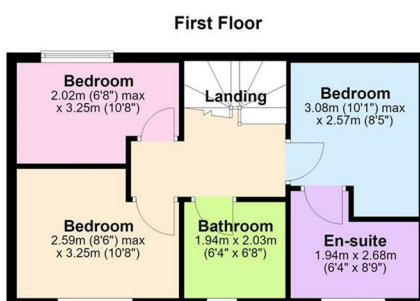
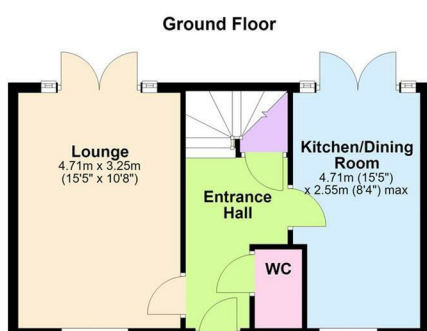
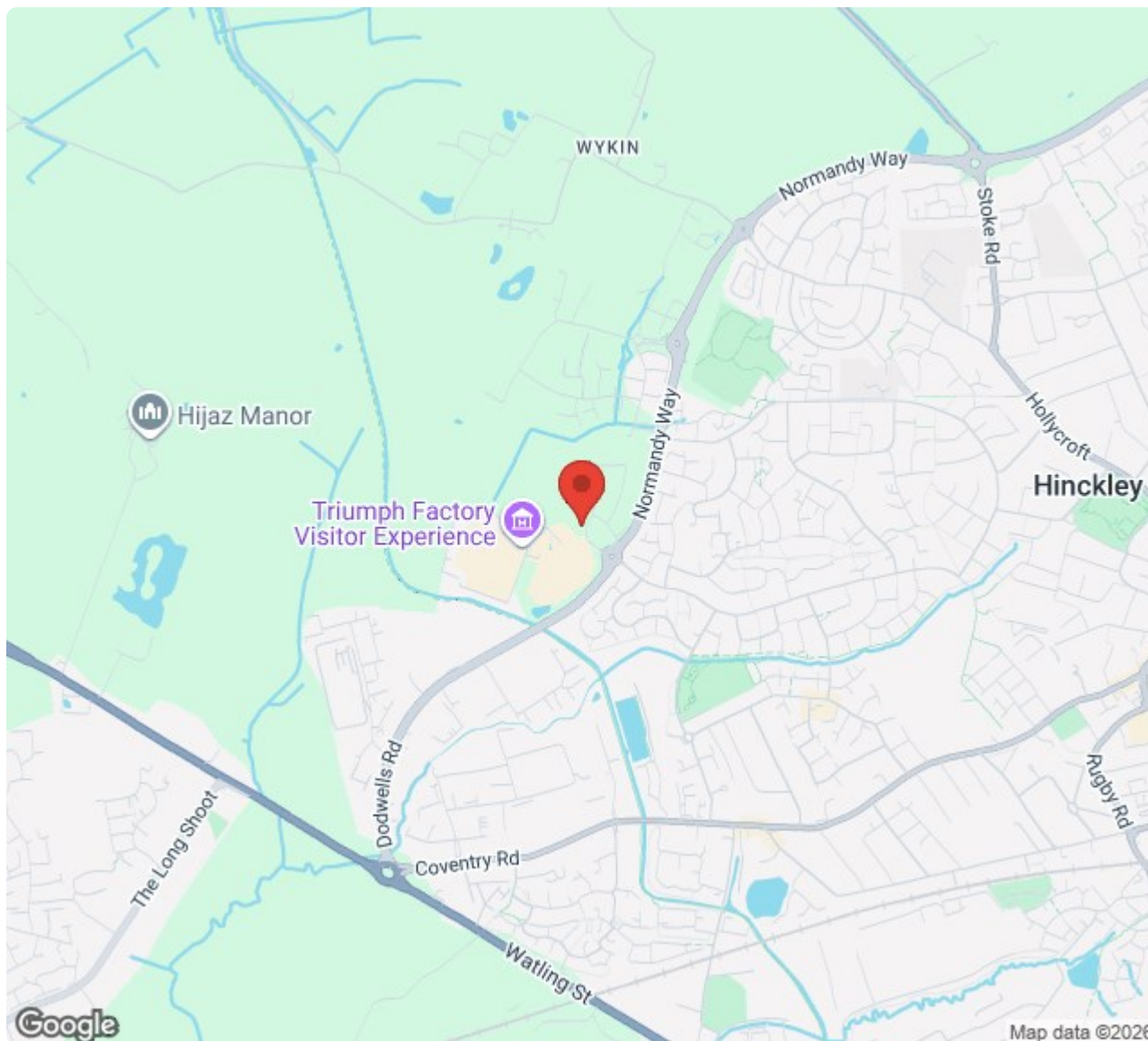
With white panelled bath with mixer tap, shower attachment, shower screen to side and fully tiled surrounds. Low level WC, wall mounted sink with tiled splashback, white heated towel rail, laminate wood strip flooring, shaver points and extractor fan.



## OUTSIDE

Outside the property is nicely situated set well back from the road with a double width tarmacadam driveway to front with a slabbed pathway leading down the side and across the front of the property with stoned borders to the front door. Electric car charger point, gas and electric meters. A pedestrian gate to side offers access to the good size fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. Outside tap and power point.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                | 89      | 89        |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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