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## 1 MILFOIL CLOSE, HINCKLEY, LE10 0DF

**OFFERS OVER £375,000**

Impressive 2001 Wimpey built Carnival Design detached family home on a good sized corner plot close to Ashby Canal. Sought after and convenient location within walking distance of the town centre, The Crescent, local schools, train and bus stations, doctors, dentists, leisure centre, parks, bars and restaurants and good access to the A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, ceramic tiled flooring, alarm system, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge with feature marble fireplace, dining room with French doors, fitted dining kitchen with built in appliances, utility room and separate WC. Four bedrooms (main with refitted en suite shower room) and family bathroom. Wide driveway to single integral garage. Well kept front and enclosed rear garden with shed. Viewing highly recommended. Carpets, some curtains, blinds and some light fittings included.





## TENURE

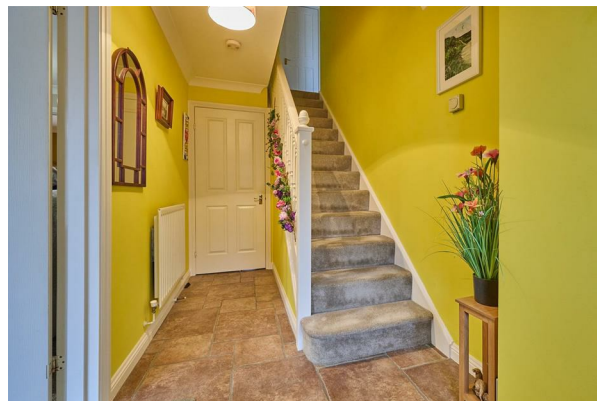
Freehold

## ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive white panelled SUDG and leaded front door leads to

### ENTRANCE HALLWAY

With ceramic tiled flooring, radiator, thermostat for the central heating system. Keypad for burglar alarm system, wired in smoke alarm. Wall mounted consumer unit, coving to ceiling. Stairway to first floor with white spindle balustrades. Attractive white four panel interior doors leads to



### LOUNGE TO FRONT

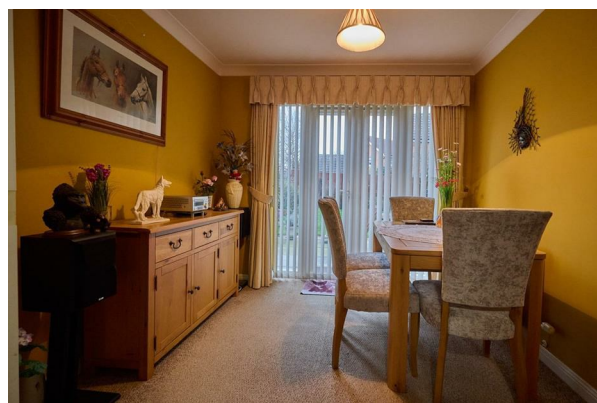
10'7" x 17'3" (3.23 x 5.28)

With feature marble fireplace incorporating a living flame coal effect gas fire, two radiators, TV aerial point, coving to ceiling. White wood panel and glazed double doors lead to

### DINING ROOM TO REAR

9'0" x 8'9" (2.75 x 2.69)

With single panelled radiator, coving to ceiling. UPVC SUDG French doors leading to the rear garden.



### FITTED DINING KITCHEN TO REAR

8'9" x 11'1" (2.69 x 3.39)

With a range of beech finish fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above double base unit beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting roll edge working surfaces above with inset four ring induction hob unit, single fan assisted oven and integrated extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units. Appliance recess points, ceramic tile flooring, radiator, inset ceiling spotlights. Useful under stairs storage cupboard, feature archway to



### UTILITY ROOM TO REAR

5'1" x 5'8" (1.57 x 1.75)

With matching units from the kitchen consisting of floor standing cupboard units, roll edge working surfaces above, tiled splashbacks. Further matching range of wall mounted cupboard units, one concealing the Worcester gas condensing boiler for central heating and domestic hot water. Appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring, inset ceiling spotlights. White wood panel and SUDG door leading to the rear garden. Door to



### SEPARATE WC

Consisting low level WC, vanity sink unit with gloss white double cupboard beneath, tiled splashbacks. Ceramic tiled flooring, radiator.



### FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm. Door to the airing cupboard housing the hot water tank, large loft access with extending aluminium timber ladder for access, the loft is partially boarded.

### BEDROOM ONE TO FRONT

10'4" x 14'10" max (3.17 x 4.53 max)

With a range of fitted bedroom furniture in white woodgrain consisting of two double wardrobe units, single panelled radiator, TV aerial point. Door to



### EN SUITE SHOWER ROOM

6'2" x 7'11" (1.90 x 2.42)

With white suite consisting of a fully tiled shower cubicle with rain shower and hand held shower above, glazed shower door. Vanity sink unit with double cupboard beneath, wall mounted mirror fronted bathroom cabinet above, low level WC, contrasting tiled surrounds, radiator. Inset ceiling spotlights and extractor fan.





### **BEDROOM TWO TO REAR**

11'1" x 10'2" (3.40 x 3.10)

With a range of fitted bedroom furniture in white woodgrain consisting one double and one single wardrobe unit, single panelled radiator.



### **BEDROOM THREE TO FRONT**

8'7" x 11'9" (2.62 x 3.60)

With double panelled radiator.



### **BEDROOM FOUR TO REAR**

9'11" x 6'10" (3.03 x 2.10)

With radiator.

### **FAMILY BATHROOM TO REAR**

5'2" x 9'11" (1.60 x 3.03)

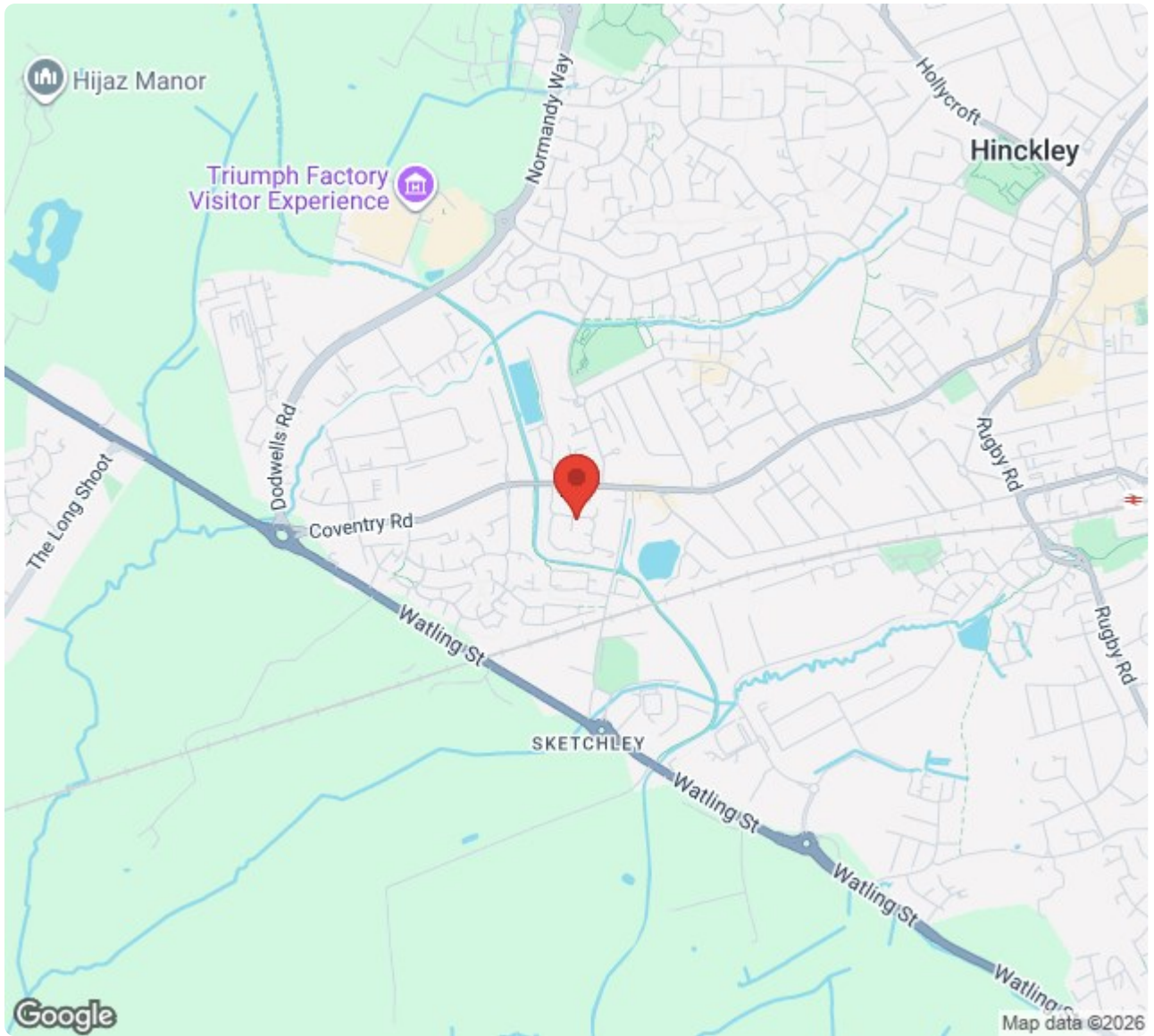
With white suite consisting panelled bath, mains rain shower and hand held shower above, pedestal wash hand basin and low level WC, contrasting tiled surrounds, chrome heated towel rail and inset ceiling spotlights.



## OUTSIDE

The property is nicely situated in a cul de sac on a good sized corner plot, set back from the road screened behind a mature hedge, the front garden is landscaped in slate chippings with surrounding beds, there is a double width tarmacadam driveway leading to the single integral garage, the garage has an up and over door to front, it has light and power and a cold water tap. A slabbed pathway and timber gate lead down the right hand side of the property leading to the fully fenced and enclosed rear garden which has a deep slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. There is also an outside tap and to the bottom of the garden is a large timber shed





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	81
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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