Scrivins & Co Sales & Lettings

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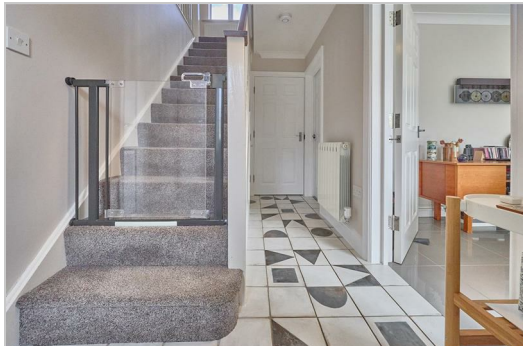
44 PADDOCK WAY, HINCKLEY, LE10 0FJ

OFFERS OVER £475,000

No Chain. Refurbished three storey detached family home with five double bedrooms close to Ashby Canal. Sought after and convenient location within easy reach of Hinckley town centre, The Crescent, schools, doctors, dentist, bars and restaurants, parks and good access to the A5 and M69 motorway. Immaculately presented, energy efficient with a range of high quality fixtures and fittings including white panelled interior doors, spindle balustrades, coving, natural stone and porcelain tiled flooring, feature open fireplace, refitted kitchen and bathrooms, fitted wardrobes, alarm system, spotlights, wired in smoke alarm, gas central heating and UPVC SUDG. Substantial accommodation offers entrance hall, separate WC, lounge, dining room, breakfast kitchen, orangery and utility room. Five double bedrooms (main with en suite shower room), family bathroom and further shower room. Impressive driveway to tandem garage. Well kept sunny rear garden with hot tub and shed. Viewing highly recommended. Carpets and blinds included.



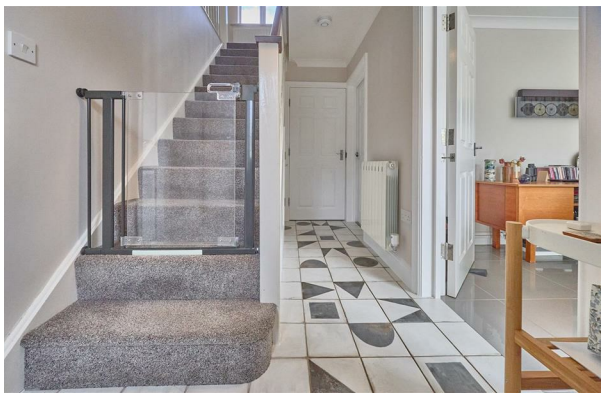




TENURE
Freehold
Council Tax Band F

ACCOMMODATION
Attractive racing green composite and panel SUDG front door with outside lighting to

ENTRANCE HALLWAY
With mandarin stone tiled flooring, radiator, keypad for the burglar alarm system, wired in smoke alarm, coving to ceiling. Stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath. Attractive white six panelled interior doors to



REFITTED WC
With white suite consisting of a suspended WC, vanity sink unit with gloss grey cupboard beneath, infrared Axor Stark tap, Vola stainless steel soap dispenser and mirror above. Fully tiled in limestone including the flooring, chrome heated towel rail and inset ceiling spotlights.



DINING ROOM TO FRONT
11'9" x 11'7" (3.60 x 3.55)
With grey polished porcelain flooring, double panelled radiator and coving to ceiling. UPVC SUDG bay window to front.



LOUNGE TO FRONT
12'6" x 18'5" (3.83 x 5.63)
With feature open Jetmaster fireplace with raised black limestone hearth and feature tiled porcelain backing with matching tiled flooring, matching Zehnder brown fashionable vertical radiator. TV aerial point including Virgin Media, coving to ceiling. UPVC SUDG bay window to front, feature archway to the orangery.



ORANGERY

16'4" x 12'5" (4.99 x 3.79)

With Porcelanosa large format tiles, under floor heating with an individual digital thermostat, solid oak skirting boards, self cleaning Pilkington K tinted glass roof, two tone aluminium bi-fold doors leading to the rear garden.



REFITTED BREAKFAST KITCHEN TO REAR

22'6" x 11'8" (6.88 x 3.58)

With Alno fitted kitchen units two tone in azure and cream consisting inset blanco stainless steel sink unit with filtered and boiling water tap above made by blanco. The sink is an island unit with surrounding stone grey working surfaces, large pull out drawers and cupboard beneath and glass display shelving. Further matching range of floor mounted cupboard units and large pan drawers with corner carousel unit, two tall larder cupboards, tiled splashbacks, further matching range of wall mounted cupboard units, inset Nef five ring gas hob unit, Nef black chimney extractor above, integrated AEG fan assisted oven with grill, Miele dishwasher, matching book shelf, concealed lighting over the working surfaces, porcelain tiled flooring, inset ceiling spotlights, Vasco fashionable vertical radiator.



REFITTED UTILITY ROOM

With a range of claret fitted units consisting Bontempi Ariston stainless steel sink unit with surrounding matching working surfaces chrome mixer tap above, four pull out drawers beneath, tiled splashbacks, further matching wall mounted cupboard units, drawers with integrated recycling, concealed lighting over the working surfaces, digital programmer for the central heating system, porcelain tiled flooring, radiator, extractor fan, communicating door to the garage.



FIRST FLOOR GALLERY LANDING

With white spindle balustrades, double panel radiator, wired in smoke alarm, coving to ceiling, double doors lead to a airing cupboard housing the Megaflo vented hot water cylinder, stairway to the second floor with white spindle balustrades.



BEDROOM ONE TO FRONT

12'11" x 9'6" (3.95 x 2.91)

With Haro parquet flooring, radiator, two built in double wardrobes in white, TV and telephone points, door to



ENSUITE SHOWER ROOM

With white suite consisting of a fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds, laminate tiled flooring, inset ceiling spotlights, extractor fan, radiator.



BEDROOM TWO

9'6" x 15'11" (2.91 x 4.87)

With Haro Carre flooring in sold walnut, range of fitted bedroom furniture in white consisting one double and one single wardrobe, radiator.



BEDROOM THREE TO REAR

9'11" x 11'10" (3.04 x 3.62)

With radiator, loft access.



REFITTED BATHROOM

Fully tiled in natural marble with white suite consisting of a double ended whirlpool bath with chromotherapy lighting and a sound system, wall mounted sink unit with gloss black cupboard beneath, illuminated and heated mirror above, low level WC, shaver point, extractor fan, inset ceiling spotlights, fashionable chrome heated towel rail.



SECOND FLOOR LANDING

With double glazed Velux window, wired in smoke alarm.

BEDROOM FOUR TO FRONT

15'1" x 12'8" (4.61 x 3.88)

With laminate wood grain flooring, two radiators, loft access, TV aerial point.



BEDROOM FIVE TO FRONT

6'5" x 14'11" (1.98 x 4.56)

With a range of freestanding wardrobes in gloss cream consisting two double and one single wardrobe unit, chest of drawers beneath, radiator.



REFITTED SHOWER ROOM

With white suite consisting a Pulse and Nosa tall shower cubicle with glazed shower door, rain shower and hand held shower above, wall suspended WC with a Geberit Monolith with sensowash, Jack and Jill wash hand basins with axle star taps above storage beneath, contrasting porcelain Pulse and Nosa tiled surrounds, fashionable white radiator, inset ceiling spotlights, extractor fan, wall mounted illuminated and heated mirror with internal storage and shaver point.

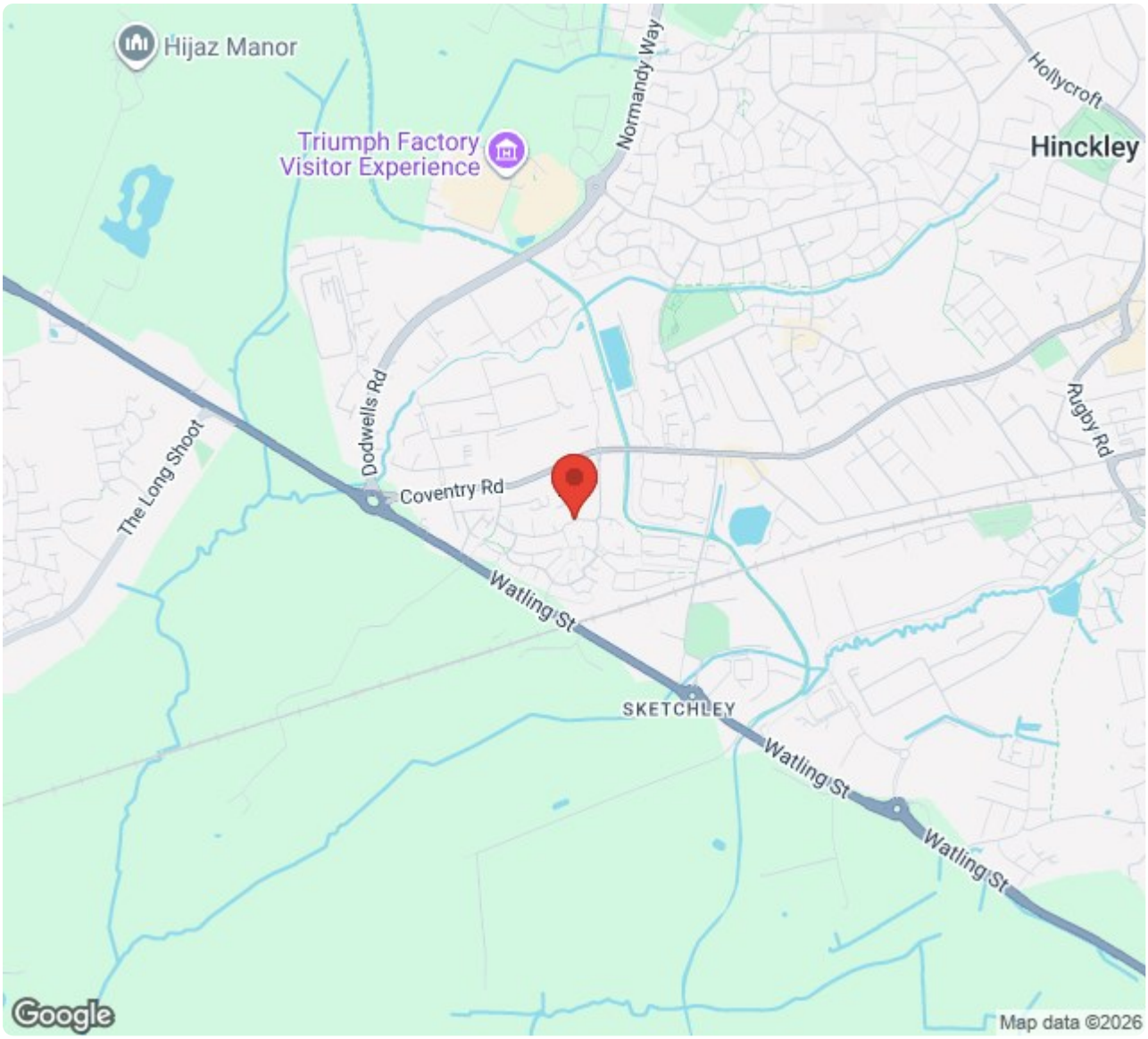


OUTSIDE

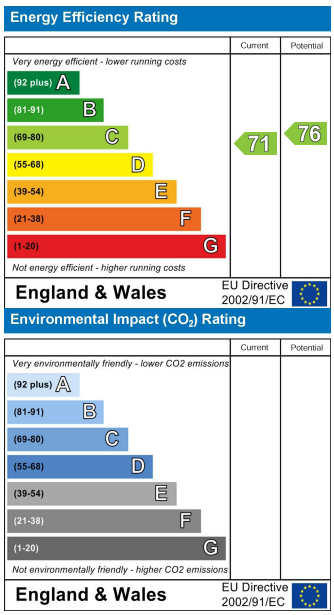
The property is nicely situated set back from the road screened behind a mature laurel hedge having an impressive frontage with a full width tarmacadam driveway to front offering ample car parking leading to the tandem garage with electric roller shutter door to front with ceramic tiled flooring, light and power, wall mounted gas boiler for central heating and domestic hot water with frostat, consumer unit, has a pitched roof offering further storage, UPVC SUDG french doors to rear leading to the rear garden. There is a Ohme car charger, plumbing for automatic washing machine. There is also an outside tap to the front of the property. A slab pathway and timber gate lead down the right hand side of the property to the fully fenced and enclosed rear garden which is principally laid to lawn with surrounding well stocked beds and borders there is also a timber decking patio with surrounding gazebo and a four man hot tub included with a gazebo above and surrounding privacy screens. The garden has a sunny aspect, outside tap, outside lighting and a plastic shed to the top of the garden.











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