

Scrivins & Co

Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



7 PADDOCK WAY, HINCKLEY, LE10 0FJ

£250,000

No Chain. Attractive 2004 Crest Nicholson built semi detached family home close to Ashby canal. Sought after and convenient private blocked paved cul de sac location within walking distance of the town centre, the Crescent, schools, train and bus stations, doctors, dentists, parks and good access to the A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including panel interior doors, spindle balustrades, coving, wired in smoke alarms, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, separate WC, lounge, dining room and kitchen with built in appliances. Three bedrooms (main with ensuite shower room) and family bathroom, wide driveway and enclosed rear garden with shed and store. Viewing recommended, Carpets included.



TENURE

No Chain
Freehold
Council tax Band B

ACCOMMODATION

Open pitch and tile canopy porch with outside lighting, red composite panel and SUDG front door leads to

ENTRANCE HALLWAY

With single panel radiator, wall mounted consumer unit, attractive white six panel interior doors.

SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, radiator, extractor fan.



LOUNGE TO FRONT

12'5" x 16'7" (3.81 x 5.08)

With feature fireplace having ornamental white wooden surrounds raised hearth and backing incorporating living flame coal effect electric fire, two radiators, coving to ceiling, thermostat for the central heating system, dog leg stairway to first floor with white spindle balustrades, useful under stairs storage area beneath.



DINING ROOM TO REAR

8'5" x 8'8" (2.58 x 2.65)

With Kardin wood grain flooring, radiator, coving to ceiling, UPVC SUDG french doors lead to the rear garden, feature archway to



FITTED KITCHEN TO REAR

8'6" x 6'6" (2.61 x 2.00)

With a range of white fitted kitchen units consisting inset single drainer stainless steel sink, mixer taps above cupboard beneath, further matching floor mounted cupboard units and drawers, contrasting grey rolledge working surfaces above with inset four ring gas hob unit, single oven with grill beneath integrated extractor 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.



FIRST FLOOR LANDING

With white spindle balustrades, coving to ceiling, wired in smoke alarm, door to airing cupboard housing the cylinder fitted immersion heater for supplementary domestic hot water, loft access with extending aluminium ladder for access the loft is partially boarded with lighting.

BEDROOM ONE TO FRONT

11'3" x 9'4" (3.43 x 2.87)

With built in double wardrobe, radiator, TV point, door to



ENSUITE SHOWER ROOM

3'10" x 9'3" (1.18 x 2.84)

With white suite consisting fully tiled double shower cubicle with glazed shower door, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, shaving point, extractor fan.



BEDROOM TWO TO REAR

8'2" x 8'9" (2.49 x 2.69)

With radiator.



BEDROOM THREE TO REAR

7'2" x 8'2" (2.20 x 2.49)

With radiator.



FAMILY BATHROOM TO SIDE

6'6" x 6'3" (1.99 x 1.93)

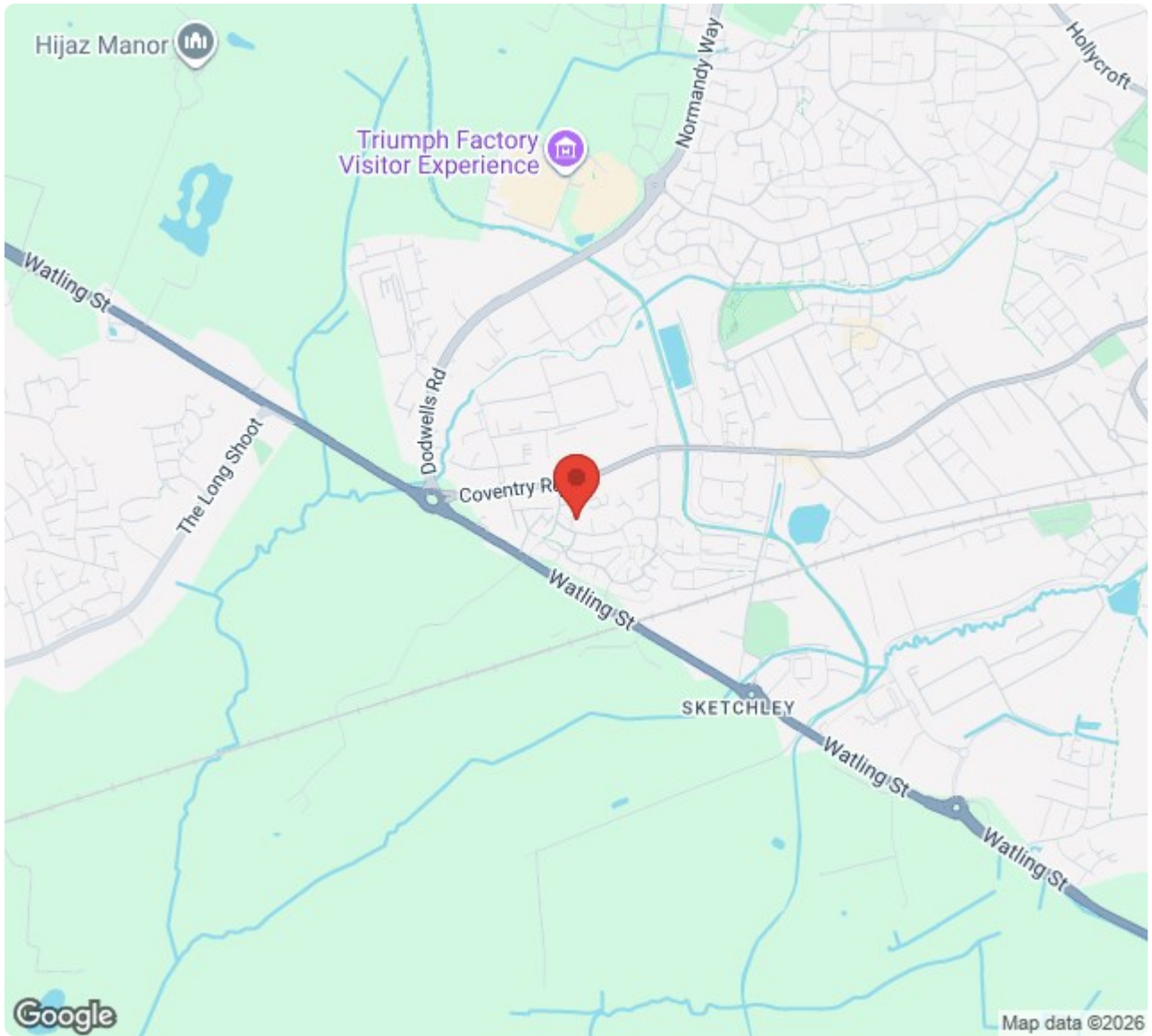
With white suite consisting panelled bath, mixer tap and shower attachment above, pedestal wash hand basin, low level WC, contrasting tiled surrounds including the flooring, shaver point, extractor fan and radiator.



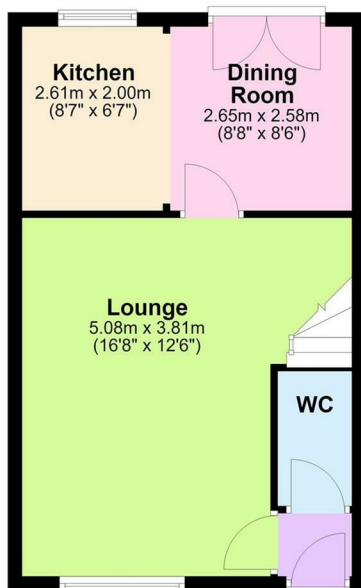
OUTSIDE

Outside the property is nicely situated on a block paved cul de sac to only five houses having a full width tarmacadam driveway to front, a timber gate and stone pathway lead down the side of the property leading to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property with outside tap beyond which the garden is principally laid to lawn. To the top of the garden there is a further slabbed patio and a timber shed and timber store ideal for bicycles etc, there is light and power to the large shed and also two cherry trees.

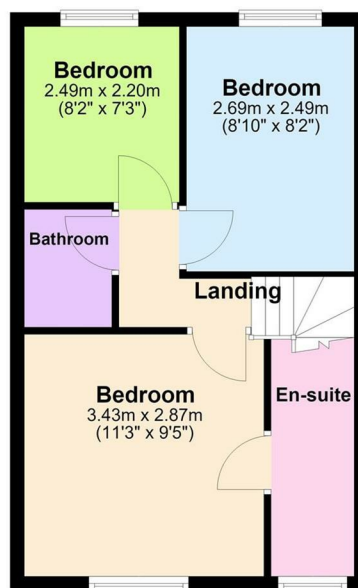




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		66
(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		
England & Wales EU Directive 2002/91/EC		



Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk