

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

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23 SUTTON CLOSE, HINCKLEY, LE10 1TW

ASKING PRICE £325,000

No Chain. Attractive modern detached bungalow on a good sized corner plot with open fields to rear. Sought after convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, leisure centre, parks, bars and restaurants, Asda Superstore, Hinckley Golf Club and good access to major road links. Well presented and much improved including white panel interior doors, coving, wooden flooring, feature fireplace, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC SUDG soffits and fascias.. Offers entrance hall, lounge, conservatory, kitchen. Three bedrooms and bathroom with shower, a wide tarmacadam driveway to front and car port. Front and enclosed rear garden. Viewing recommended. Carpets, curtains, light fittings and cooker included.



TENURE

No Chain
Freehold
Council tax band C

ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

SPACIOUS ENTRANCE HALLWAY

With radiator, thermostat for central heating system, coving to ceiling, doorbell chimes, door to cloaks cupboard, loft access, white wood panel and glazed double doors to

LOUNGE TO REAR

10'10" x 17'9" (3.31 x 5.42)

With feature contemporary fireplace having ornamental wood surrounds raised marble hearth and backing incorporating a living flame pebble gas fire, wood finish laminate wood strip flooring, radiator, TV aerial point, three matching wall lights, coving to ceiling, SUDG sliding patio doors leads to



CONSERVATORY

9'11" x 8'3" (3.04 x 2.52)

With ceramic tiled flooring, two double power points, two wall lights, patio doors leading to the rear garden.

FITTED KITCHEN TO REAR

7'4" x 14'4" (2.25 x 4.37)

With a range of cream fitted kitchen units with soft closing doors consisting inset single drainer stainless steel sink mixer taps above double base unit beneath. Further matching floor mounted cupboard units, contrasting wood grain roll edge working surface above, tiled splashbacks, further matching wall mounted cupboard units and drawers also a New Home white gas cooker included with stainless steel chimney extractor above, coving to ceilings also the wall mounted consumer unit, appliance recess points, plumbing for automatic washing machine, radiator, UPVC SUDG door to the side of the property, wood panel and glazed double doors lead to



BEDROOM ONE TO FRONT

10'10" x 12'11" (3.32 x 3.96)

With a range of fitted bedroom furniture in cream consisting one double and one single wardrobe unit cupboards above, further matching dressing table seven drawers beneath circular mirror above, radiator, two overhead bed lights, coving to ceiling, UPVC SUDG bow window to front.



BEDROOM TWO TO REAR

7'4" x 13'0" (2.25 x 3.97)

With radiator, coving to ceiling, UPVC SUDG bow window to front.



BEDROOM THREE TO FRONT

12'9" x 7'6" (3.90 x 2.31)

With wall mounted gas convector heater also houses the gas meter, coving to ceiling.



BATHROOM TO SIDE

15'0" x 7'7" (4.58 x 2.32)

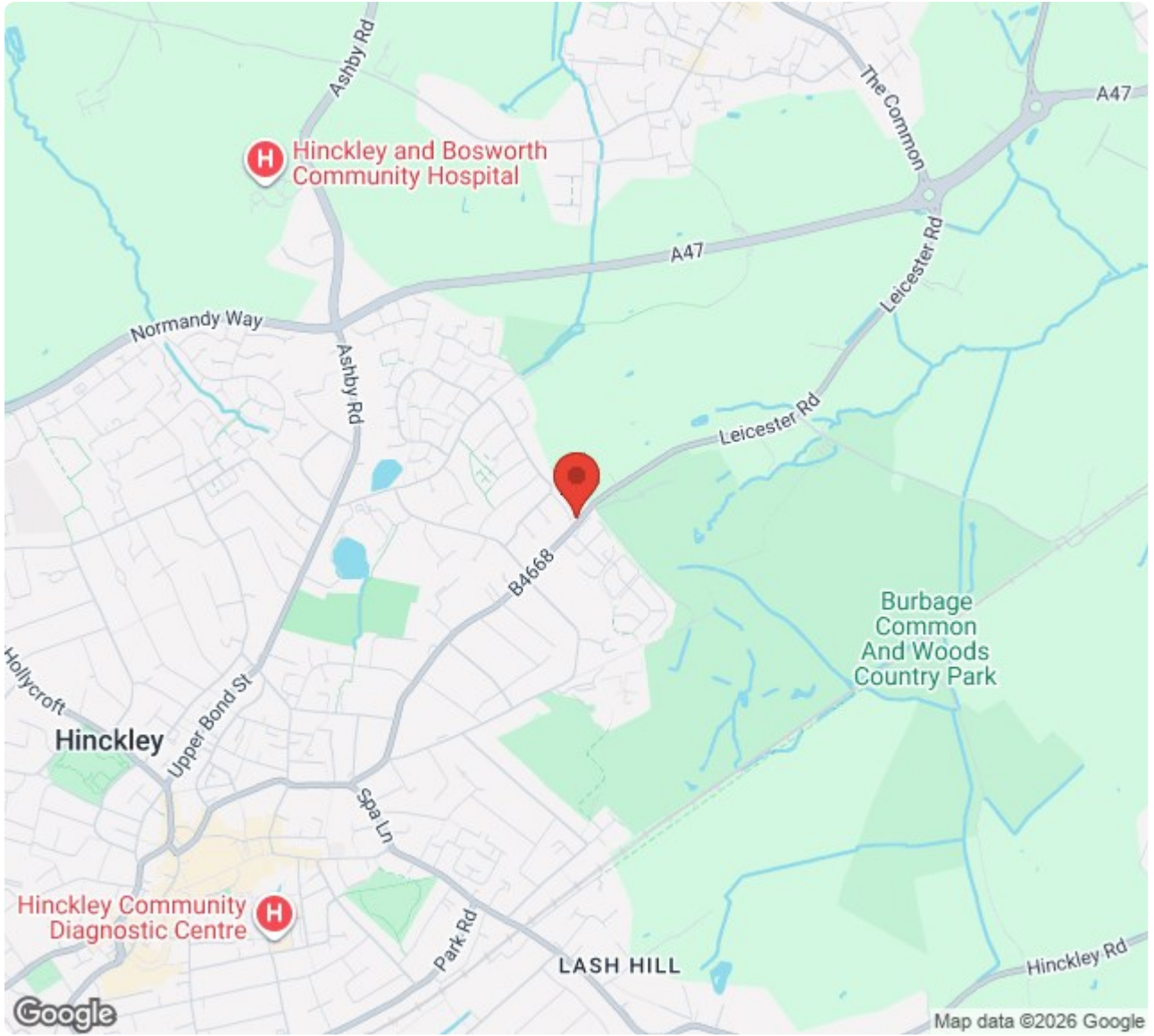
With white suite consisting panel bath, mains shower unit above, glazed shower screen to side, vanity sink with gloss white cupboards beneath, low level WC, contrasting fully tiled surrounds, chrome heated towel rail, coving to ceiling, door to the airing cupboard housing the Valiant gas condensing combination boiler for central heating and domestic hot water with built in programmer.



OUTSIDE

Outside the property is nicely situated at the head of a cul de sac on a good sized plot set well back from the road, the front garden is landscaped in decorative stones with inset shrubs, a full width tarmacadam driveway offers ample car parking leading to a carport, slabbed pathways lead down both sides of the property, outside tap and security light to the left hand side of the property leading to a fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds and borders, further slabbed patio to the top of the garden and the property overlooks open fields to the rear. Attached to the rear of the property a pedestrian door leads to a brick built garden store with light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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		
England & Wales EU Directive 2002/91/EC		



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