

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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1 HIGHGROVE CLOSE, HINCKLEY, LE10 3JQ

OFFERS IN THE REGION OF £490,000

Impressive 2018 David Wilson built Layton design detached family home. Sought after and convenient development with good access to the village centre including shops, schools, doctors, dentists, restaurants, public houses, parks, the A5 and M69 motorway. Immaculate contemporary style interior with a range of good quality fixtures and fittings including white panel interior doors, spindle balustrades, coving, wooden flooring, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge, sitting room/study, fitted open plan living dining kitchen and utility room, four double bedrooms main with en suite shower room and family bathroom, corner plot, driveway to detached single garage, well kept front, side and enclosed rear garden. Viewing highly recommended. Carpets, shutters included.



TENURE

Ground Maintenance £340 per annum

Freehold

Council tax Band F

ACCOMMODATION

Attractive grey composite panel and SUDG front door with outside lighting to

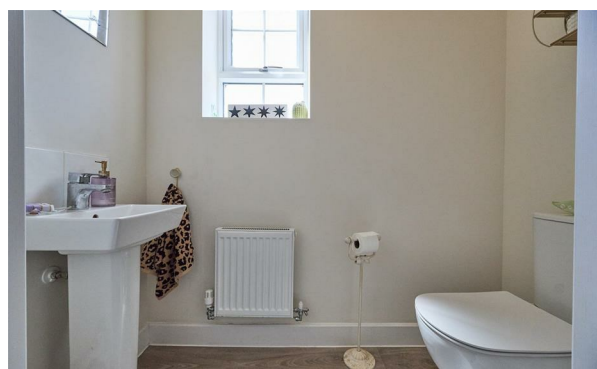
SPACIOUS ENTRANCE HALLWAY

With laminate wood grain flooring, radiator, digital thermostat for the central heating system on the ground floor, wired in smoke alarm, telephone point, stairway to first floor with white spindle balustrades, double cloaks cupboard housing the consumer unit, door to



SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, radiator, laminate wood grain flooring.



LOUNGE TO REAR

11'11" x 14'0" (3.64 x 4.29)

With two radiators, TV aerial point, bay window to side with made to measure shutters, UPVC SUDG french doors leading to the rear garden.



SITTING ROOM/STUDY TO FRONT

9'0" x 9'2" (2.76 x 2.80)

With laminate wood grain flooring, radiators, made to measure shutters in the window.



OPEN PLAN LIVING DINING KITCHEN

15'7" x 24'8" (4.77 x 7.53)

The living dining area to front with laminate wood grain flooring, radiator, made to measure shutters in the window, the kitchen with a fashionable range of gloss grey fitted kitchen units with soft closed doors consisting inset one and a half bowl single drainer grey resin sink unit chrome mixer tap above, filtered water, double base unit beneath, further matching range of floor mounted cupboard units and three drawer unit, contrasting grey roll edge working surfaces above with inset six ring stainless steel gas hob unit, stainless steel chimney extractor above, matching up stands, further matching range of wall mounted cupboard units, further integrated appliances include a double fan assisted oven with a grill, dishwasher, a larder built in fridge freezer, one tall larder cupboard, inset ceiling spotlights, kick panel heater, wood grain laminate flooring, radiator, UPVC SUDG french doors leading to the rear garden, TV aerial point.



UTILITY ROOM TO REAR

6'3" x 5'3" (1.93 x 1.62)

With matching units from the kitchen consisting of a floor standing cupboard unit, grey roll edge working surfaces above, matching upstands, further wall mounted double cupboard, appliance recess points, plumbing for automatic washing machine, extractor fan, wood grain laminate flooring, radiator, white composite panel SUDG door leads to the rear garden.



FIRST FLOOR LANDING

With radiator, wired in smoke alarm, door to the airing cupboard housing the cylinder fitted immersion heater for supplementary domestic hot water, loft access.

BEDROOM ONE TO SIDE

12'3" x 17'8" (3.74 x 5.40)

With a range of fitted bedroom in white consisting two double and one single wardrobe units, single panel radiator, TV aerial point, digital thermostat for the central heating on the first floor, door to



ENSUITE SHOWER ROOM

6'9" x 5'6" (2.08 x 1.69)

With white suite consisting of a fully tiled double shower cubicle with glazed doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds, shaver point, white heated towel rail, extractor fan, inset ceiling spotlights, wood grain laminate flooring.



BEDROOM TWO TO FRONT

14'7" x 9'3" (4.46 x 2.82)

With built in single wardrobe, radiator.



BEDROOM THREE TO FRONT

11'5" x 10'8" (3.49 x 3.26)

With radiator.



BEDROOM FOUR TO REAR

8'9" x 13'6" (2.69 x 4.13)

With radiator.



FAMILY BATHROOM TO FRONT

8'8" x 6'7" (2.66 x 2.01)

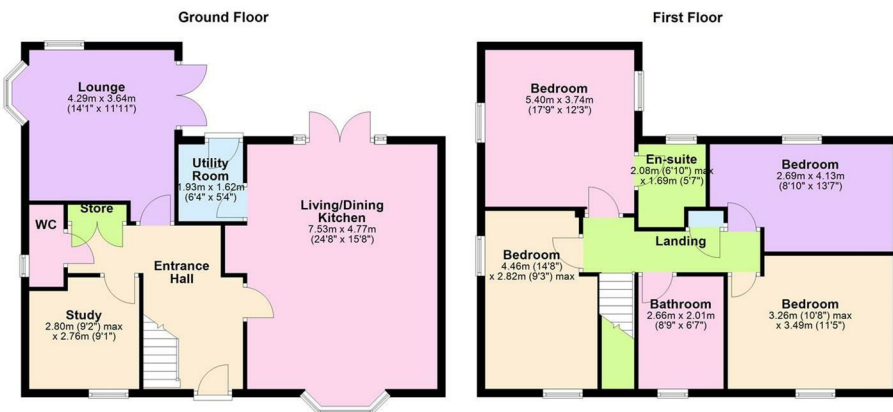
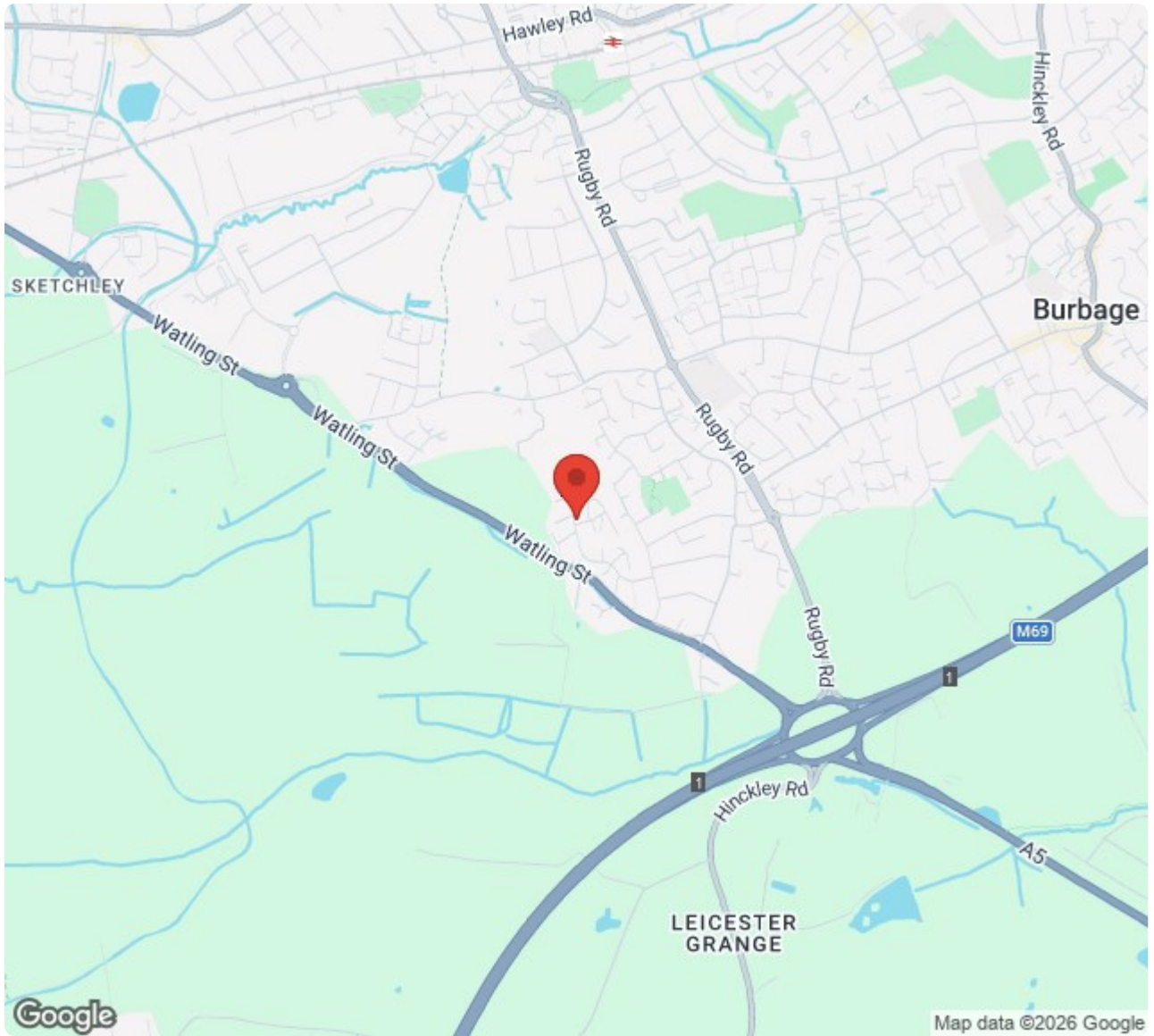
With white suite consisting of a double ended panel bath, fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, low level WC, contrasting tiled surrounds, white heated towel rail, extractor fan, wood grain laminate flooring.



OUTSIDE

Outside the property is nicely situated in a cul de sac on a corner plot set back from the road, the front and side garden having well stocked beds and borders, a double length Tarmacadam driveway leads down the right hand side of the property leading to a brick built detached garage (3.26m x 6.20m) with up and over door to front, light and power and a pitched roof offering further storage. A timber gate offers access to the rear garden which is enclosed by a high brick retaining wall and panelled fencing having a deep slab patio adjacent to the rear of the property beyond which the garden is principally laid to lawn, outside tap, further paved storage area to the rear of the garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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			
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