Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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31 EAST CLOSE, HINCKLEY, LE10 2TU

ASKING PRICE £220,000

No Chain. Spacious traditional townhouse. Popular and convenient, cul de sac location within walking distance of a parade of shops, doctors surgery, schools, the village centre, Hinckley town centre and good access to A5 and M69 motorway. Benefits from panel interior doors, media wall, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, kitchen side lobby, separate WC, lounge/dining room and UPVC SUDG conservatory. Three bedrooms and bathroom with shower cubicle. Full width driveway, good sized hard landscaped sunny rear garden with shed. Contact agents to view. Carpets, blinds and light fittings included.

TENURE
Council Tax Band B

ACCOMMODATION
Open full width canopy porch with inset spot lights, attractive sage green composite panelled SUDG glazed stable door to

ENTRANCE HALLWAY
With single panel radiator, stairway to first floor, useful under stairs storage cupboard beneath housing the Worcester Gas condensing combination boiler for central heating and domestic hot water.

REFITTED KITCHEN TO FRONT
12'11" x 10'4" (3.95 x 3.17)

With a fashionable range of light gloss grey fitted kitchen units with soft closed doors, inset one and a half bowl, single drainer stainless steel sink with mixer taps above double base unit beneath. Further matching floor mounted cupboard units, three drawer unit, contrasting glitter marble effect working surfaces above with inset five ring stainless steel gas hob unit. Stainless steel integrated extractor hood above, tiled splashbacks, further matching range of wall mounted cupboard units, integrated double fan assisted oven with grill, integrated fridge freezer. Appliance recess points, plumbing for automatic washing machine and dishwasher. Doorway to a side lobby, ceramic tiled flooring door to

SEPARATE WC
With white suite consisting low level WC, wall mounted sink unit, ceramic tiled flooring, chrome heated towel rail.

THROUGH LOUNGE/DINING ROOM TO REAR
10'11" x 23'5" (3.35 x 7.15)

With full height media wall, with a large recess for a wall mounted flat screen TV, radiator, UPVC SUDG french doors lead to

CONSERVATORY TO REAR
18'5" x 9'7" (5.62 x 2.93)
With two matching wall lights, radiator, solid roof with two inset double glazed velux windows, UPVC SUDG french doors leads to the rear garden.

FIRST FLOOR LANDING
With white spindle balustrades, loft access.

BEDROOM ONE TO REAR
10'11" x 12'4" (3.35 x 3.78)

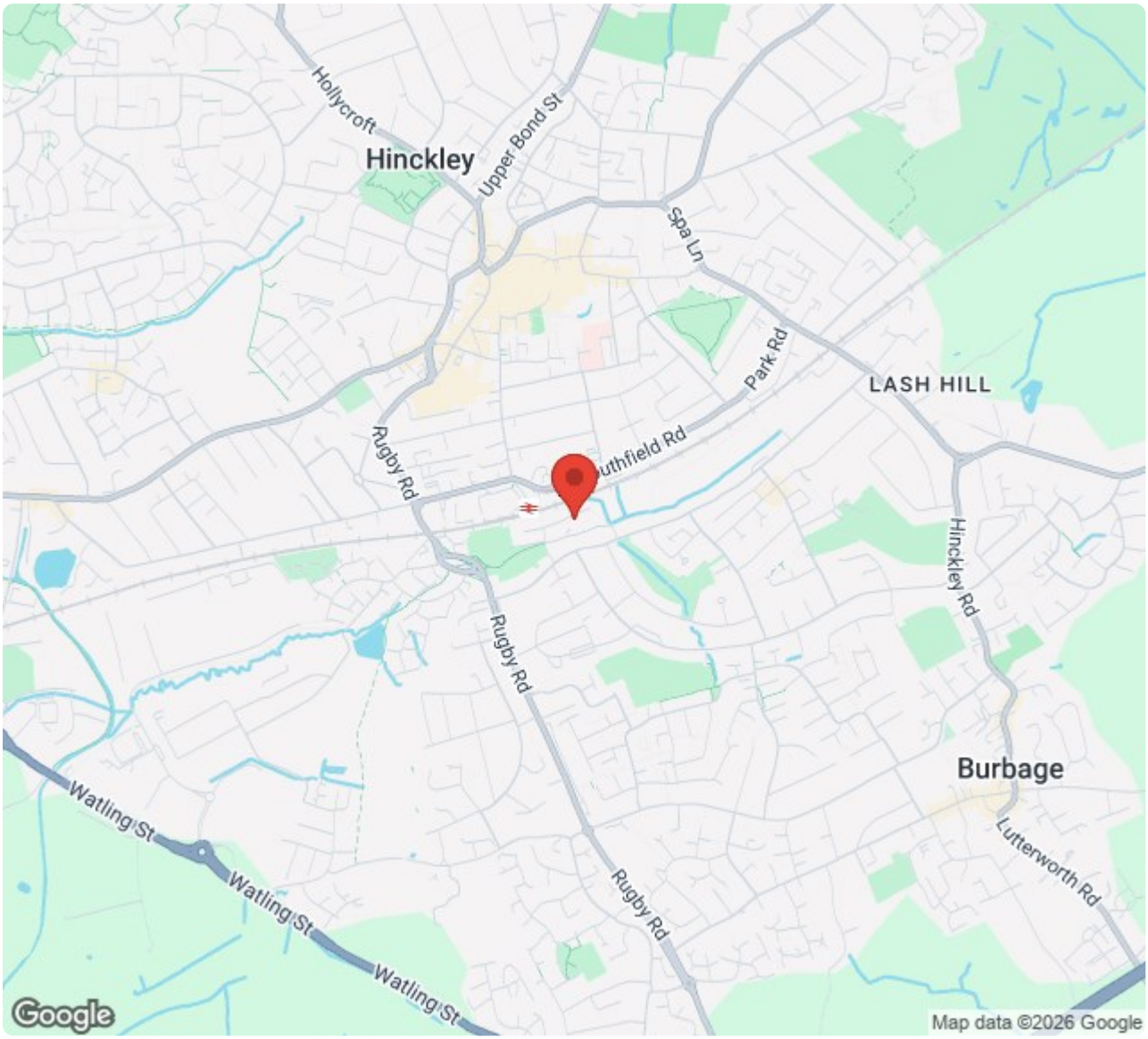
With built in double storage cupboard full height in white, radiator.

BEDROOM TWO TO REAR
10'5" x 10'8" (3.19 x 3.27)
With single panel radiator.

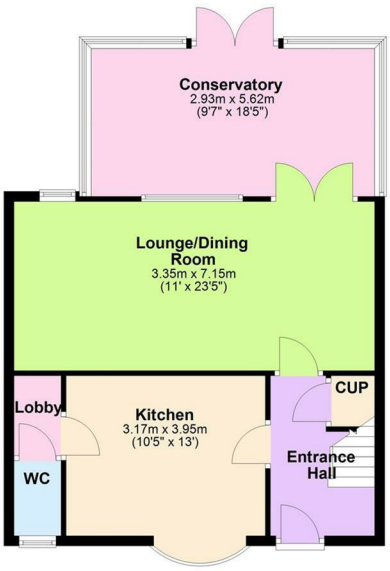
BEDROOM THREE TO FRONT
6'11" x 10'5" (2.11 x 3.20)
With laminate wood strip flooring, radiator.

BATHROOM TO FRONT
5'7" x 9'4" (1.72 x 2.85)
With white Victorian style suite consisting roll top panel bath with claw feet, mixer tap and shower above, pedestal wash hand basin, low level WC, shower cubicle with glazed shower doors, ceramic tile flooring, PVC cladding to the wall, chrome heated towel rail.

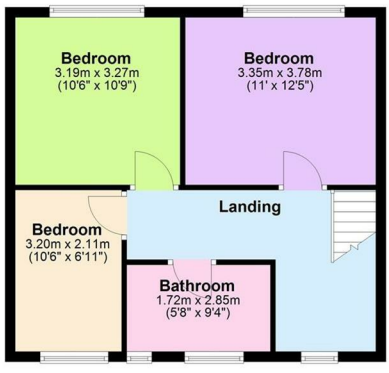
OUTSIDE
The property is situated in a cul de sac set back from the road, having a full width tarmacadam driveway to front offering ample car parking. There is a good sized fully fenced rear garden, hard landscaped having a full width indian stone patio adjacent to the rear of the property beyond which the garden is astro turfed to the top of the garden. There is a further slabbed patio, outside tap, double power point, the garden has a sunny aspect. There is also a plastic shed. At the bottom of the garden are double timber gates with potential for creating a drive or garage space subject to planning permission.

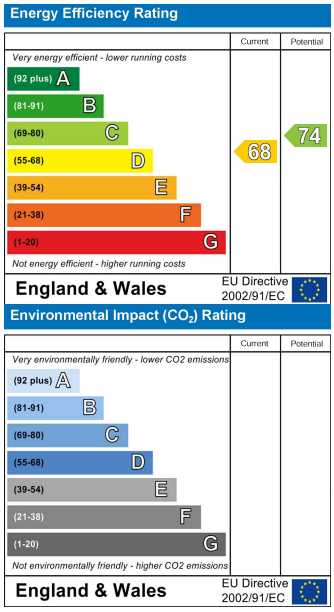


Ground Floor



First Floor





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