Scrivins & Co Sales & Lettings

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# 14 CROSSKIRK ROAD, HINCKLEY, LE10 0RS

## OFFERS OVER £400,000

Attractive modern Jelson built detached family home on a corner plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery , Battling Brook school, parks, bus service, the town centre, the crescent and with good access to major road links. Well presented including white panelled interior doors, laminate wood strip flooring, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hallway, kitchen dining room & lounge . Four bedrooms main with en suite shower room. Wide driveway to single integral garage and enclosed sunny rear garden. Viewing recommended. Carpets, blinds and light fittings included.







## TENURE
Freehold
Council Tax Band D

## ACCOMMODATION
Composite front door to

## ENTRANCE PORCH
With tiled flooring and wall lighting. Further timber door to

## ENTRANCE HALL
With wood effect laminate flooring, coving to ceiling, smoke alarm and single panelled radiator. Dado rail and door to small under stairs storage cupboard with lighting. Pedestrian access to the garage. Door to

## DOWNSTAIRS WC
With tile effect vinyl flooring, low level WC, pedestal wash hand basin with chrome taps and chrome heated towel rail. PVC panelling to the walls and extractor fan. Door to

## KITCHEN
11'5" x 9'6" (3.5 x 2.9)
With tile effect vinyl flooring, a range of fashionable white wood grain kitchen cupboard units with brushed chrome handles and stone effect working surfaces above, one and a half resin sink with chrome mixer taps and built in New home double oven with matching four ring gas hob and extractor hood above. Further matching range of wall cupboard units, one housing the conventional Weisman boiler for gas central heating and upstanding fashionable radiator. Recess for freestanding dishwasher. Door to





## DINING ROOM
11'5" x 11'5" (3.5 x 3.5)
With wood effect laminate flooring, grey fashionable radiator and bay window to rear. Log burning stove on slate effect tiles with tiled backing. Barn style composite door for side access. Door to



## LOUNGE

17'8" x 11'5" (5.4 x 3.5)

With wood effect laminate flooring, coving to ceiling, UPVC SUDG sliding door to the rear garden and double panelled radiator.





## FIRST FLOOR LANDING

With stained wood spindle balustrade staircase, loft access, the loft is partially boarded, smoke alarm and double timber doors to airing cupboard with radiator. Door to

## BEDROOM ONE TO FRONT

11'5" x 11'5" (3.5 x 3.5)

With wood effect laminate flooring, wooden shutter blinds, single panelled radiator. Door to



## EN SUITE SHOWER ROOM

With tile effect vinyl flooring, three piece suite consisting of low level WC, corner shower enclosure with bar shower, vanity sink wash hand basin with ceramic sink, chrome taps and storage beneath. Fashionable towel heater, PVC panel panelled walling and extractor fan.



**BEDROOM TWO TO FRONT**
11'9" x 9'10" (3.6 x 3.0)
With wood effect laminate flooring, single panelled radiator. Shutter blinds.



**BEDROOM THREE TO REAR**
9'10" x 9'6" (3.0 x 2.9)
With wood effect laminate flooring and single panelled radiator.



**BEDROOM FOUR TO REAR**
11'5" x 7'10" (3.5 x 2.4)
With wood effect laminate flooring and single panelled radiator.



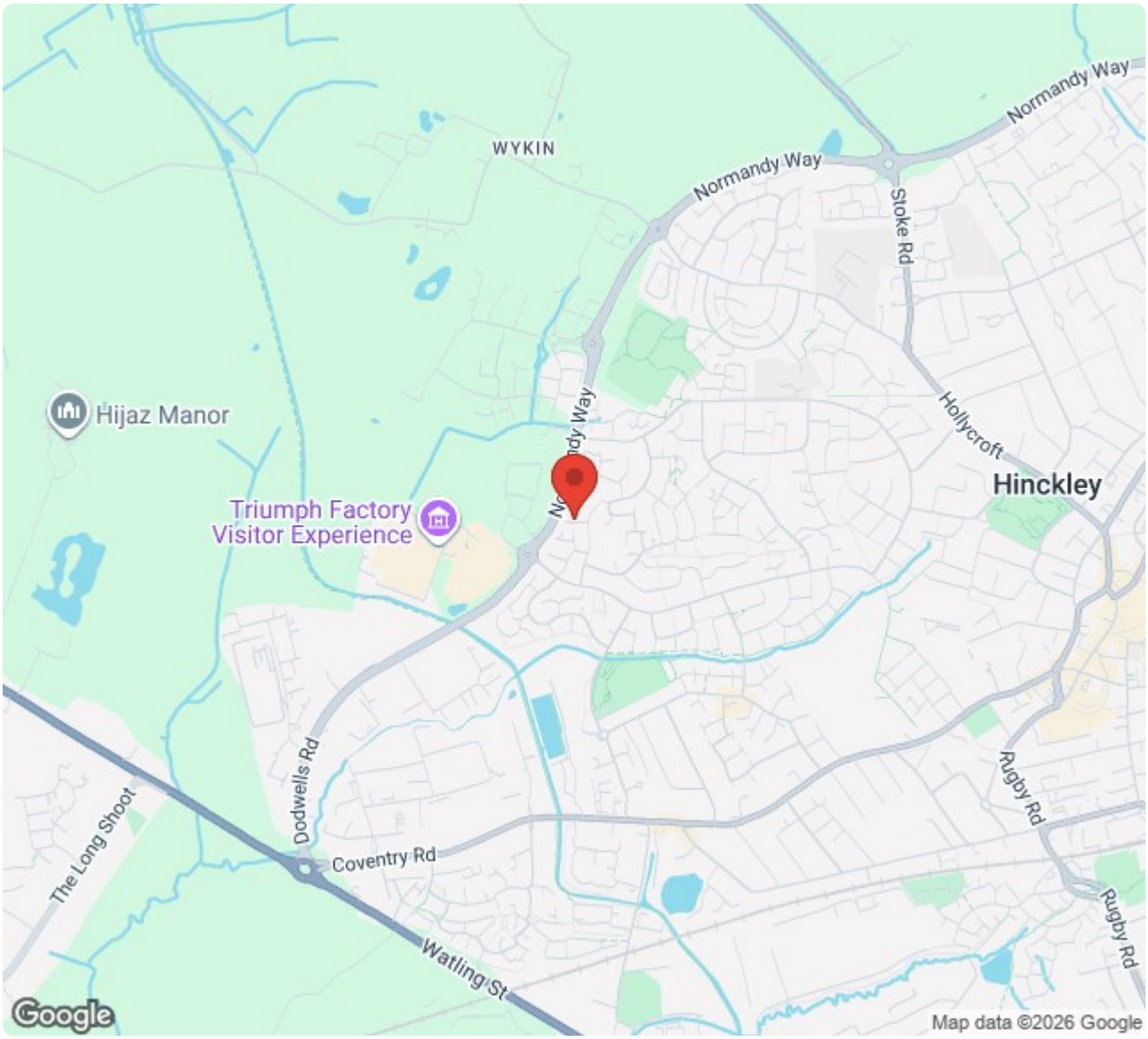
**FAMILY BATHROOM**
With tile effect vinyl flooring, three piece suite consisting low level WC, pedestal wash hand basin with chrome taps, freestanding roll top bath with chrome mixer taps and shower attachment, inset ceiling spotlights and PVC wall panelling. Chrome towel heater and extractor fan.



## OUTSIDE

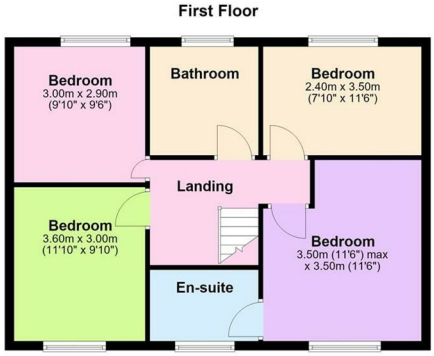
The property to front has a double tarmacadam driveway with an integral single (alarmed) garage measuring 5.1m x 3.3m with roller electric door. The garage is separated into two with a stud wall with plumbing for a washing machine and a run of working surfaces, lighting and electric as well as a water tap. There is also an electrically operated awning on the side of the property. The front garden is laid to decorative stone, a wrought iron pedestrian gate leads to the rear garden. The rear garden has a concrete slabbed patio adjacent to the rear of the house and alongside the right hand side the garden is laid to slate, decorative stone and lawn. The garden is enclosed with walls and fencing with outside lighting, outside tap, electrics to back and side of the house and a timber shed. There is also an electrical awning.

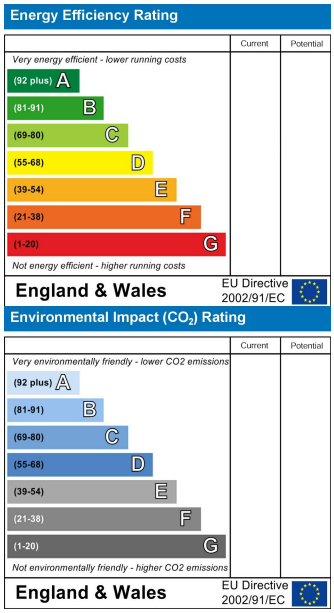











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