

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



3 WESTON CLOSE, HINCKLEY, LE10 0XR

ASKING PRICE £185,000

No Chain. Outstanding vastly improved and refurbished modern Jelson built end townhouse on a large sunny corner plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, Sainsburys, doctors surgery, public houses, Battling Brook school, parks, bus service, the town centre, The Crescent and easy access to major road links. Immaculate contemporary style interior including oak panel interior doors, wooden flooring, re wiring and re plastering, refitted kitchen and bathroom, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Offers entrance porch with utility station, entrance hall and luxury fitted open plan living dining kitchen with built in appliances. Two double bedrooms (main with fitted wardrobes) and bathroom with shower. Good sized sunny corner plot with resin frontage and patio to rear. Further car parking and garage space. Viewing highly recommended. New carpets included.



TENURE

Freehold
Council Tax Band B
EPC Rating C

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE PORCH

With oak panelled interior doors leading to a boiler cupboard/utility station with wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water, also housing the gas and electric meters and the consumer unit. Plumbing for automatic washing machine. Further attractive black composite panel and SUDG door to

ENTRANCE HALLWAY

With wood effect laminate wood strip flooring, inset ceiling spotlights, wired in smoke alarms, telephone point. Stairway to first floor. All the power points and light switches are in black. Oak panelled interior door to

LUXURY REFITTED KITCHEN AND OPEN PLAN LIVING/DINING

11'6" x 23'7" (3.52 x 7.19)



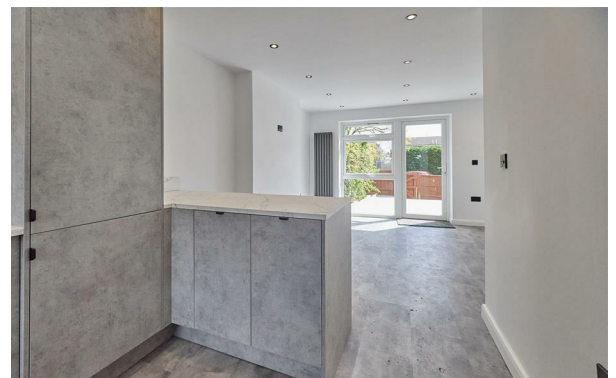
KITCHEN AREA

With a fashionable range of grey fitted kitchen units consisting of inset stainless steel sink unit, chrome mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting white marble finish working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath. Black chimney extractor hood above with matching upstands, further matching range of wall mounted cupboard units, integrated fridge, freezer and dishwasher. Grey laminate wood strip flooring, inset ceiling spotlights. Fashionable black vertical radiator.



LOUNGE/DINING AREA

With fashionable black vertical radiator, inset ceiling spotlights. Door to larger walk in under stairs storage cupboard with double power point. UPVC SUDG French door leading to the rear garden. Power points for a wall mounted flat screen TV.



FIRST FLOOR LANDING

With oak and glass balustrade, wired in smoke alarm and inset ceiling spotlights. Loft access.



BEDROOM ONE TO REAR

11'7" x 8'2" (3.54 x 2.50)

With fashionable black radiator, inset ceiling spotlights. Power point for a wall mounted flat screen TV.



BEDROOM TWO TO FRONT

9'5" x 8'4" (2.88 x 2.55)

With built in double wardrobe in white, further built in storage cupboard with fitted shelving. Fashionable black vertical radiator and inset ceiling spotlights.



REFITTED BATHROOM

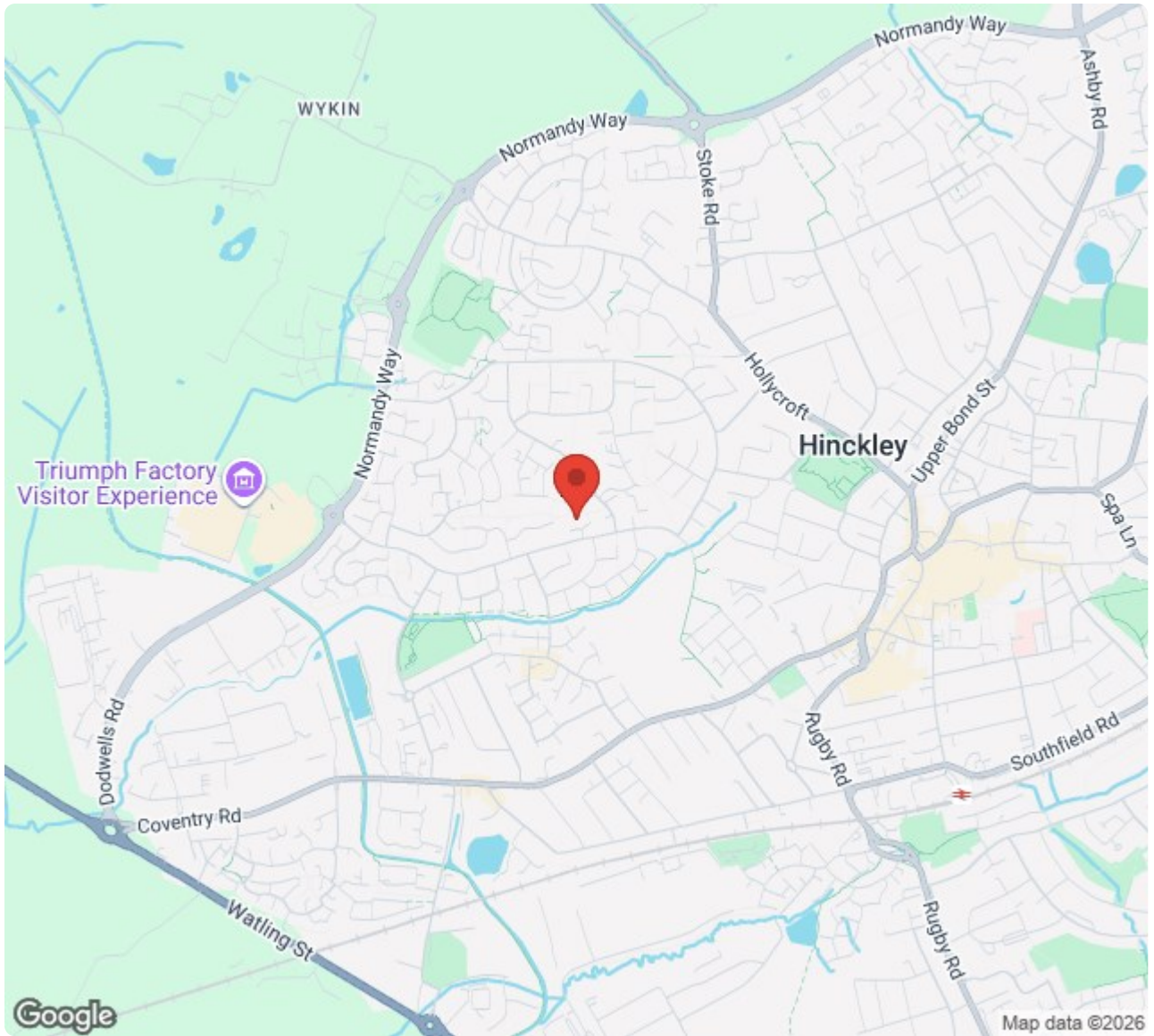
With white suite consisting panelled bath, black rain shower and handheld shower above with glazed shower screen to side. Vanity sink unit with gloss white double cupboard beneath, illuminated mirror fronted bathroom cabinet above, low level WC, black heated towel rail, spotlights and extractor fan. Grey laminate tiled flooring.



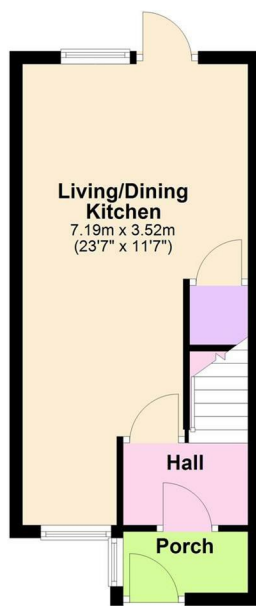
OUTSIDE

The property is nicely situated set well back from the road on a large corner plot, the front garden is principally laid to lawn with surrounding resin pathways, a timber gate offers access to the large fully fenced and enclosed side and rear garden which is principally laid to lawn, there is also a large resin pathway and resin patio adjacent to the rear of the property, the garden has a sunny aspect, the property over looks a green to side and there is car parking to the rear with garage space.

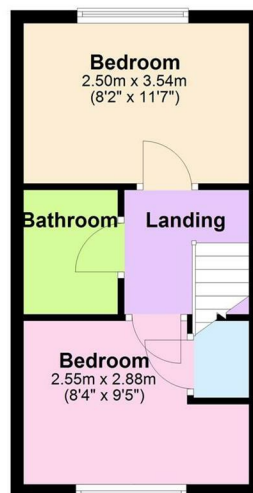




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(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		



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