Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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12 PINFOLD CLOSE, HINCKLEY, LE10 0FP

OFFERS IN EXCESS OF £325,000

Impressive four bed detached family home on a good sized plot close to Ashby Canal. Sought after and convenient location within walking distance of the town centre, The Crescent, local schools, train and bus stations, doctors, dentists, leisure centre, parks, bars and restaurants and good access to the A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, ceramic tiled flooring, alarm system, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge with feature fireplace, dining room with French doors, fitted dining kitchen with built in appliances and separate WC. Four bedrooms (main with refitted en suite shower room) and family bathroom. Wide driveway to single integral garage. Well kept front and enclosed rear garden . Viewing highly recommended. Carpets, some curtains, blinds and some light fittings included.

TENURE
Freehold
Council Tax Band D

ACCOMMODATION
Composite front door to

ENTRANCE HALLWAY
3'3" x 16'2" (1.00 x 4.93)
With wood effect laminate flooring, single panel radiator, wired in smoke alarm, coving to ceiling, wall mounted heating thermostat, burglar alarm, key pad, door to useful under stairs storage cupboard, door to

DOWNSTAIRS WC
2'11" x 6'0" (0.89 x 1.85)
With wood effect laminate flooring, low level WC, pedestal wash hand basin with chrome mixer tap, tiled splashback, single panel radiator, inset ceiling spotlights.

LOUNGE TO FRONT
11'4" x 16'1" (3.47 x 4.92)
With feature fireplace with timber mantle and slate backing hearth incorporating a gas fire, two single panel radiators, TV aerial point, french timber and glazed door to

DINING ROOM
9'4" x 8'11" (2.86 x 2.73)
With wood effect laminate flooring, double panelled radiator, french doors to rear garden.

KITCHEN
8'5" x 17'7" (2.59 x 5.37)
With tiled flooring, a range of beechwood floor standing kitchen cupboard units with wood effect laminated working surfaces, built in Hotpoint oven, four ring gas hob extractor above, one and a half stainless steel drainer sink with chrome mixer tap, tiled splashbacks, built in fridge freezer, further matching range of wall cupboard units, inset spotlights, TV aerial point, radiator, PVC doors to rear garden.

FIRST FLOOR LANDING
With loft access, built in smoke alarm, door to useful storage cupboard with shelving housing the immersion tank for domestic hot water.

BEDROOM ONE TO REAR
11'4" x 11'6" (3.47 x 3.52)
With single panel radiator, two sets of double built in wardrobes with shelving and hanging rails, door to

ENSUITE SHOWER ROOM
8'3" x 3'11" (2.52 x 1.20)
With tile effect flooring, three piece suite consisting of low level WC, pedestal wash hand basin chrome mixer tap, tiled splashbacks, shower enclosure with electric Aquastream shower, inset spotlights, extractor fan, shaver point, chrome towel heater.

BEDROOM TWO TO THE LEFT
8'1" x 16'7" (2.48 x 5.08)
With single panel radiator, spotlights.

BEDROOM THREE TO FRONT RIGHT

9'5" x 9'5" (2.88 x 2.88)

With single panel radiator, built in wardrobes with shelving and hanging rail.

BEDROOM FOUR TO REAR

6'9" x 8'3" (2.06 x 2.53)

With single panel radiator.

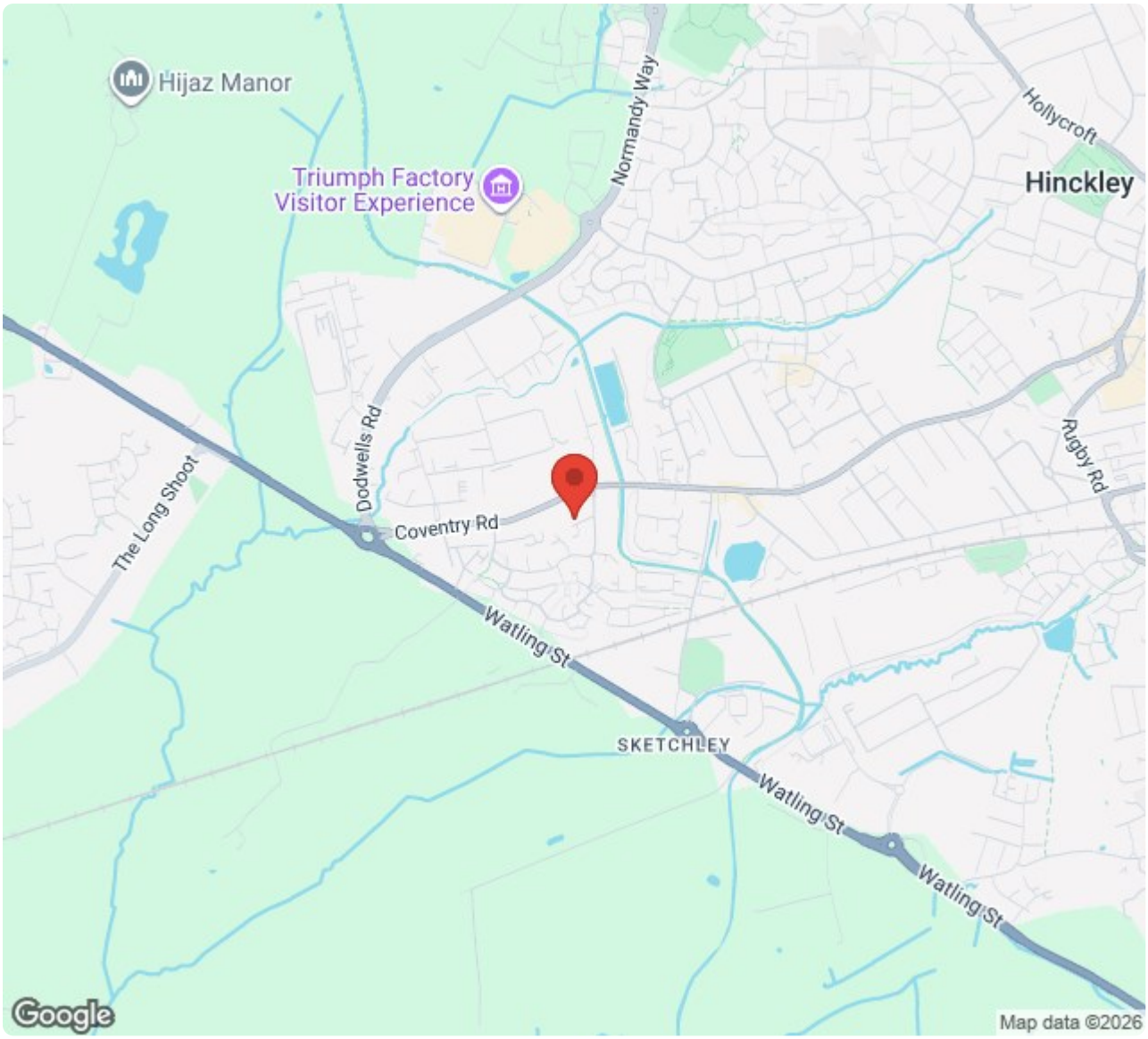
FAMILY BATHROOM

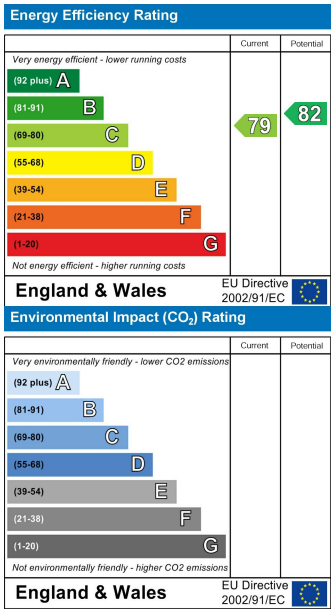
6'9" x 6'5" (2.06 x 1.96)

With tile effect flooring, three piece suite consisting panel bath chrome mixer tap with shower attachment, Mira electric shower, tiled surrounds, pedestal wash hand basin chrome mixer tap, low level WC, extractor fan, shaver point, inset spotlights, chrome towel heater.

OUTSIDE

Outside the property to front is a tarmacadam driveway to a single garage with up and over door, the front garden is predominately laid to lawn enclosed with hedging with a concrete slab path leading to the front door. Side access with timber pedestrian gate. The garden to rear has a large limestone patio wrapping around the back of the property, outside tap, the garden is predominately laid to lawn, fenced and enclosed.





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