Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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12 SANDY CRESCENT, HINCKLEY, LE10 0TG

OFFERS OVER £300,000

Extended vastly improved and refurbished modern Jelson built semi detached family home. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook school, Hollycroft Park, the town centre, The Crescent, train and bus stations, leisure centre and good access to major road links. Well presented including oak panelled interior doors, oak spindle balustrades, LVT flooring, wood burning stove, refitted kitchen and bathroom, wired in smoke alarms, spotlights, CCTV, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers oak canopy porch, entrance hall, separate WC, lounge and open plan living dining kitchen. Three bedrooms and bathroom with shower. Impressive block paved driveway offering ample car parking leading to a single garage. Hard landscaped sunny rear garden and entertaining area and built in BBQ. Viewing highly recommended. Carpets and blinds included.







TENURE
Freehold
Council Tax Band C

ACCOMMODATION
Open pitched and tiled oak frame porch with over head spotlights. Attractive grey composite panel and SUDG front door to

ENTRANCE HALLWAY
With LVT woodgrain flooring, radiator, inset ceiling spotlights and wired in smoke alarm. Wall mounted consumer unit. Hive remote thermostat for the central heating system. Stairway to the first floor with oak spindle balustrades. Oak panelled interior doors to





SEPARATE WC
With white suite consisting low level WC, pedestal wash hand basin, ceramic tiled flooring and radiator. Inset ceiling spotlights. Door to



LOUNGE TO FRONT
10'11" x 14'5" (3.34 x 4.40)
With feature fireplace having ornamental oak surrounds, raised slate hearth incorporating a living flame coal effect electric stove with concealed power points above for a wall mounted flat screen TV, radiator and coving to ceiling.



EXTENDED OPEN PLAN LIVING DINING KITCHEN TO REAR
29'4" x 14'6" max (8.95 x 4.44 max)



LIVING DINING AREA
With feature fireplace having raised porcelain tiled hearth, solid oak beam above incorporating a black cast iron wood burning stove, concealed power point and TV aerial point above for a wall mounted flat screen TV, feature wood panelled walls to side alcoves and inset ceiling spotlights. LVT wood grain flooring and double panelled radiator. Fashionable grey vertical radiator and UPVC SUDG French doors to the rear garden with built in blinds.



REFITTED KITCHEN
With a fashionable range of matt grey fitted kitchen units consisting inset black one and a half bowl single drainer resin sink unit, chrome mixer taps above and double base unit beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting grey wood grain working surfaces above and tiled splashbacks. Further matching range of wall mounted cupboard units, Belling stainless steel Range cooker included with a five ring ceramic hob unit, two ovens and a grill beneath and stainless steel chimney extractor hood above. Concealed lighting over the working surfaces, LVT wood grain flooring and inset ceiling spotlights. Door to a pantry with fitted shelving and inset ceiling spotlights.





FIRST FLOOR LANDING

With oak spindle balustrades, inset ceiling spotlights, wired in smoke alarm and loft access, the loft has an extending aluminium ladder for access and the loft is majority boarded with lighting.



BEDROOM ONE TO REAR

11'1" x 12'1" (3.39 x 3.70)

With radiator and ceilin fan light.



BEDROOM TWO TO FRONT

11'7" x 9'10" (3.55 x 3.02)

With radiator and ceiling fan light.



BEDROOM THREE TO FRONT

7'0" x 8'4" (2.15 x 2.56)

With radiator.



REFITTED BATHROOM TO REAR

5'10" x 7'7" (1.78 x 2.33)

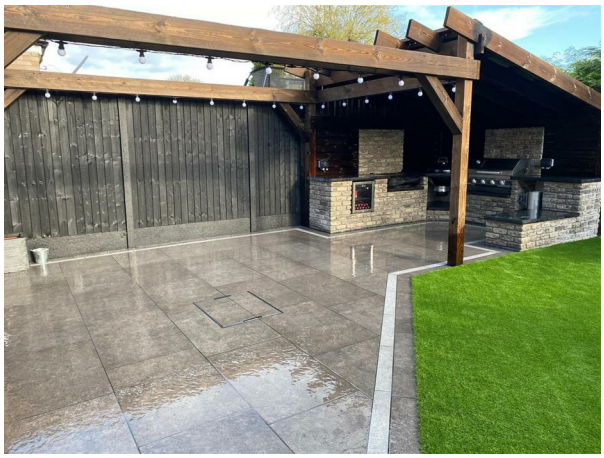
With white suite consisting of a P shaped panelled bath, main shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC, contrasting fully tiled surrounds, slate effect laminate tiled flooring and chrome heated towel rail. Inset ceiling spotlights and extractor fan.



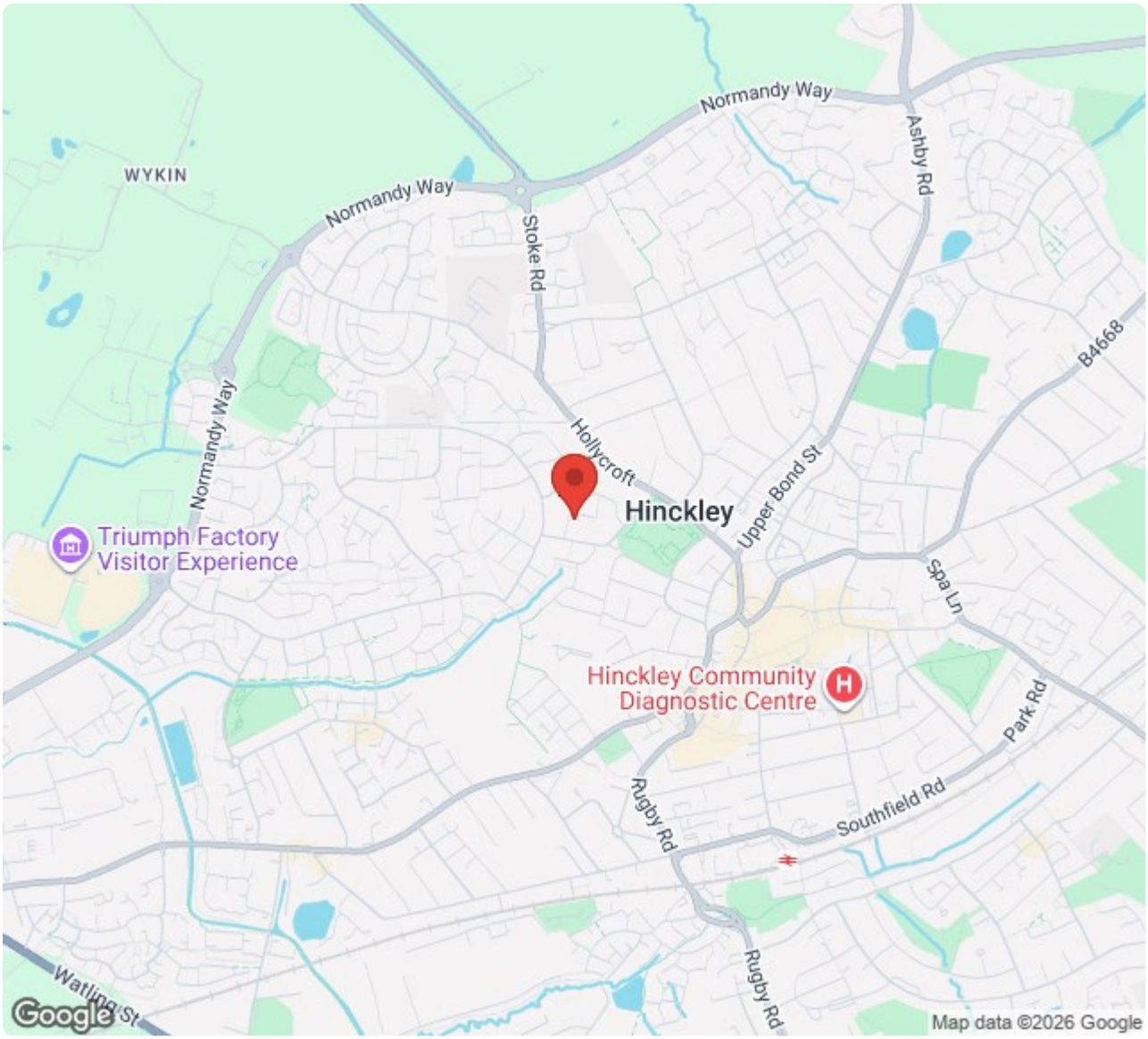


OUTSIDE

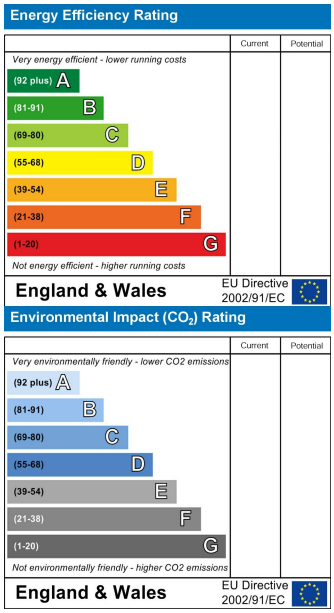
The property is nicely situated in a cul de sac set back from the road having a full width block paved driveway to front offering ample car parking leading to the single brick built garage measuring 2.52m x 4.88m with a black roller shutter door to front, to the rear of the garage is a fitted working surface and work bench, shelving above and plumbing for automatic washing machine. The garage has light and power. There is also a fully fenced and enclosed rear garden which has been hard landscaped with a covered gas BBQ area and pergola in porcelain tiles. The garden is in astro turf with outside hot and cold taps and has a sunny aspect.











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