

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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1 VALIANT CLOSE, HINCKLEY, LE10 2GD

OFFERS OVER £465,000

Stunning, spacious & modern four bedroom detached property. In a sought after and convenient village location with easy access to the a5 and m69 motorway. The property is immaculately presented, benefitting from stylish fitted wardrobes, coving, window shutters, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge with bay window, conservatory, separate WC & an exceptional open plan kitchen/dining space with integrated appliances including fridge, dishwasher washing machine, dryer and cooker. Four bedrooms (two with en suite shower rooms) and family bathroom. Enclosed rear garden with decking & summerhouse. Driveway to garage front offering parking. Viewing essential.



TENURE

Freehold
Council Tax Band E
EPC Rating

ACCOMMODATION

Canopy pitched and tiled porch with steel support. Composite and glazed grey front door with long brushed chrome handle to



ENTRANCE HALLWAY

With laminate wood effect flooring, radiator with decorative cover, smoke alarm, alarm keypad, Coving to ceiling. Heating thermostat. Door to useful under stairs storage cupboard. Panel door to



DOWNSTAIRS WC

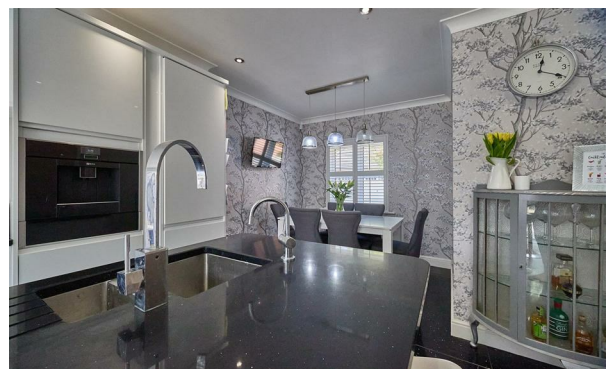
2'11" x 5'4" (0.90 x 1.65)

With single panelled radiator, wood strip laminate flooring, low level WC, pedestal wash hand basin. Inset ceiling spotlights. Timber and glazed Bi-folding door to

LARGE OPEN PLAN KITCHEN/DINER

11'8" x 22'5" (3.58 x 6.85)

With tiled flooring, a range of white fashionable gloss floor standing kitchen cupboard units with Quartz working surfaces and splashback. With built in Zanussi washing machine, drying machine, dishwasher and Neff coffee machine. Further matching range of wall cupboard units some with glass frontage, built in fridge, one cupboard housing the gas boiler for domestic heating. Matching island unit with Quartz worktop. Four ring electric hob, one and a half drainer steel sink with chrome mixer tap and boiling tap. Inset ceiling spotlights, double panelled radiator, UPVC SUDG doors to rear garden which have full length shutters to front window.



LARGE FAMILY LOUNGE

24'6" x 12'1" (7.47 x 3.69)

With double panelled radiator and decorative cover, bay window to front with shutters. Fashionable wall panelling. Feature fireplace with stone mantle, backing and hearth incorporating a gas fire. UPVC SUDG doors with shutters to



CONSERVATORY

12'5" x 8'1" (3.80 x 2.47)

With tiled flooring, with electric, UPVC SUDG doors to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, loft access which is partially boarded, combination smoke alarm and carbon monoxide monitor. Useful storage cupboard housing the immersion tank for domestic hot water and heating, with shelving. Panelled door to



FRONT MASTER BEDROOM ONE

10'2" x 14'2" (3.11 x 4.33)

With bay window to front with shutters, double panelled radiator. Built in wardrobes with shelving and hanging rails. Panelled door to



EN-SUITE FOR BEDROOM ONE

5'6" x 6'6" (1.68 x 1.99)

With tiled flooring, three piece suite consisting low level WC, vanity wash hand basin with storage beneath, chrome taps above, corner glazed shower enclosure with bar shower and hand attachment. Extractor fan, inset ceiling spotlights, tiled surrounds, chrome towel heater.



REAR BEDROOM TWO

12'0" x 9'10" (3.66 x 3.0)

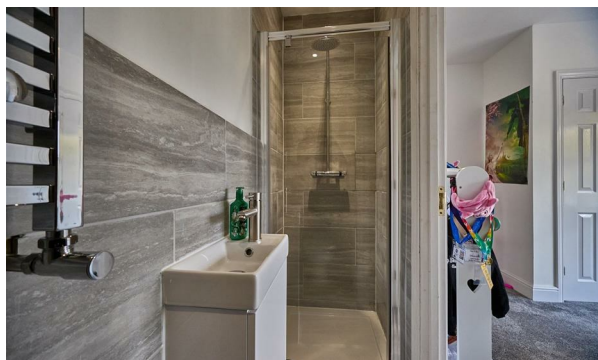
With single panelled radiator, built in wardrobes with shelving and hanging rails. Panelled door to



EN-SUITE FOR BEDROOM TWO

9'4" x 2'6" (2.85 x 0.78)

With tiled flooring, three piece suite consisting of low level WC, vanity wash hand basin with storage beneath, chrome brushed tap above, glazed shower enclosure with bar shower, tiled surrounds. Inset ceiling spotlights, shaver socket and extractor fan.



REAR BEDROOM THREE

10'4" x 9'10" (3.16 x 3.02)

With single panelled radiator, built in wardrobes with shelving and hanging rails.



FRONT BEDROOM FOUR

12'0" x 9'5" (3.66 x 2.88)

With single panelled radiator, built in wardrobes with hanging rails and shelving. Panelled door to



FAMILY BATHROOM

6'4" x 6'0" (1.95 x 1.84)

With tiled flooring, three piece suite consisting of a panelled bath with chrome taps, vanity wash hand basin with storage beneath, chrome taps above. Low level WC, tiled surrounds. Fashionable grey towel heater.

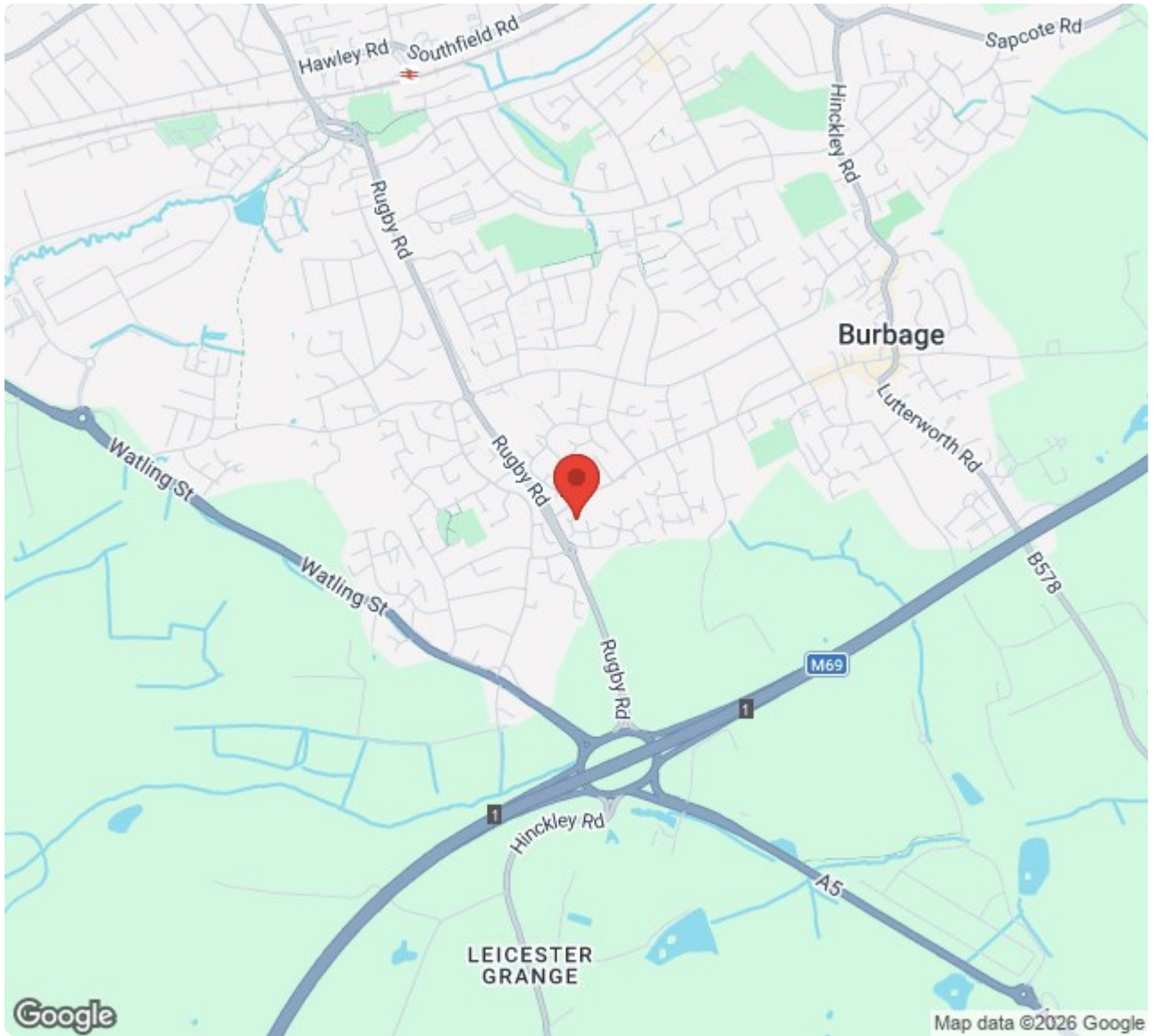


OUTSIDE

There is a concrete slabbed path leading to the front door, surrounded by decorative stone, the front garden is predominantly laid to lawn along with mature shrubs. A tarmacadam driveway leads to a single garage with up and over door, with electric and lighting, car charger to the side of the property, further block paved parking space to the left of the property. The property to rear has a timber deck adjacent to the rear of the house and along the side in an L shape surrounded by a timber balustrade. The garden is predominantly laid to lawn with raised timber sleeper beds and mature shrubs. The garden is fenced and enclosed, pedestrian access to garage, there is also a timber gate for pedestrian access to the rear garden, outside tap, light and electrics and timber shed.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	78
(81-91)	B	
(69-80)	C	
(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+)	A	63
(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		



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