

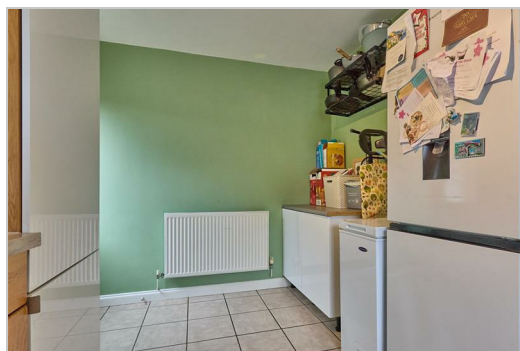


4 MARCIAN CLOSE, HINCKLEY, LE10 0FB

OFFERS OVER £250,000

Modern 2004 Jelson built semi detached family home. Sought after and convenient location within walking distance of Battling Brook school, a parade of shops, Doctors surgery, local parks and with good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating and UPVC SUDG.

Spacious accommodation offers entrance hall, separate WC, lounge, fitted kitchen and utility room. Three bedrooms and family bathroom. Wide driveway to front & side with the option to extend the property subject to planning. Good sized rear garden. Viewing recommended. Carpets included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Composite front door to

ENTRANCE HALLWAY

With wood effect laminate flooring, wired in smoke alarm, wall mounted fuse board, single panel radiator, door to under stairs storage cupboard, door to

DOWNSTAIRS WC

2'9" x 5'7" (0.86 x 1.71)

With single panel radiator, low level WC, pedestal wash hand basin, tiled splashbacks, door to

KITCHEN DINER

8'4" x 13'1" (2.55 x 3.99)

With tiled flooring, a range of solid wood floor standing kitchen cupboard units with brush chrome handles, wood effect laminated working surface with stainless steel drainer sink and chrome mixer tap, tiled splashbacks, built in double oven, four ring gas hob extractor above, built in Hotpoint dishwasher, further matching range of wall cupboard units one housing the main conventional boiler for gas central heating, single panel radiator, UPVC SUDG door for side access.



LOUNGE

15'4" x 11'2" (4.68 x 3.42)

With double panel radiator, feature fireplace with timber mantle, marble backing and hearth incorporating a gas fire, UPVC SUDG doors to rear garden.



FIRST FLOOR LANDING

With loft access which is partially boarded, wired in smoke alarm, door to cupboard housing the immersion tank and shelving.

BEDROOM ONE TO REAR

8'3" x 14'4" (2.52 x 4.39)

With single panel radiator, TV aerial point.



BEDROOM TWO TO FRONT

8'3" x 9'8" (2.53 x 2.96)

With single panel radiator.



BEDROOM THREE TO REAR

6'9" x 8'0" (2.06 x 2.46)

With single panel radiator.



BATHROOM

6'2" x 6'10" (1.90 x 2.10)

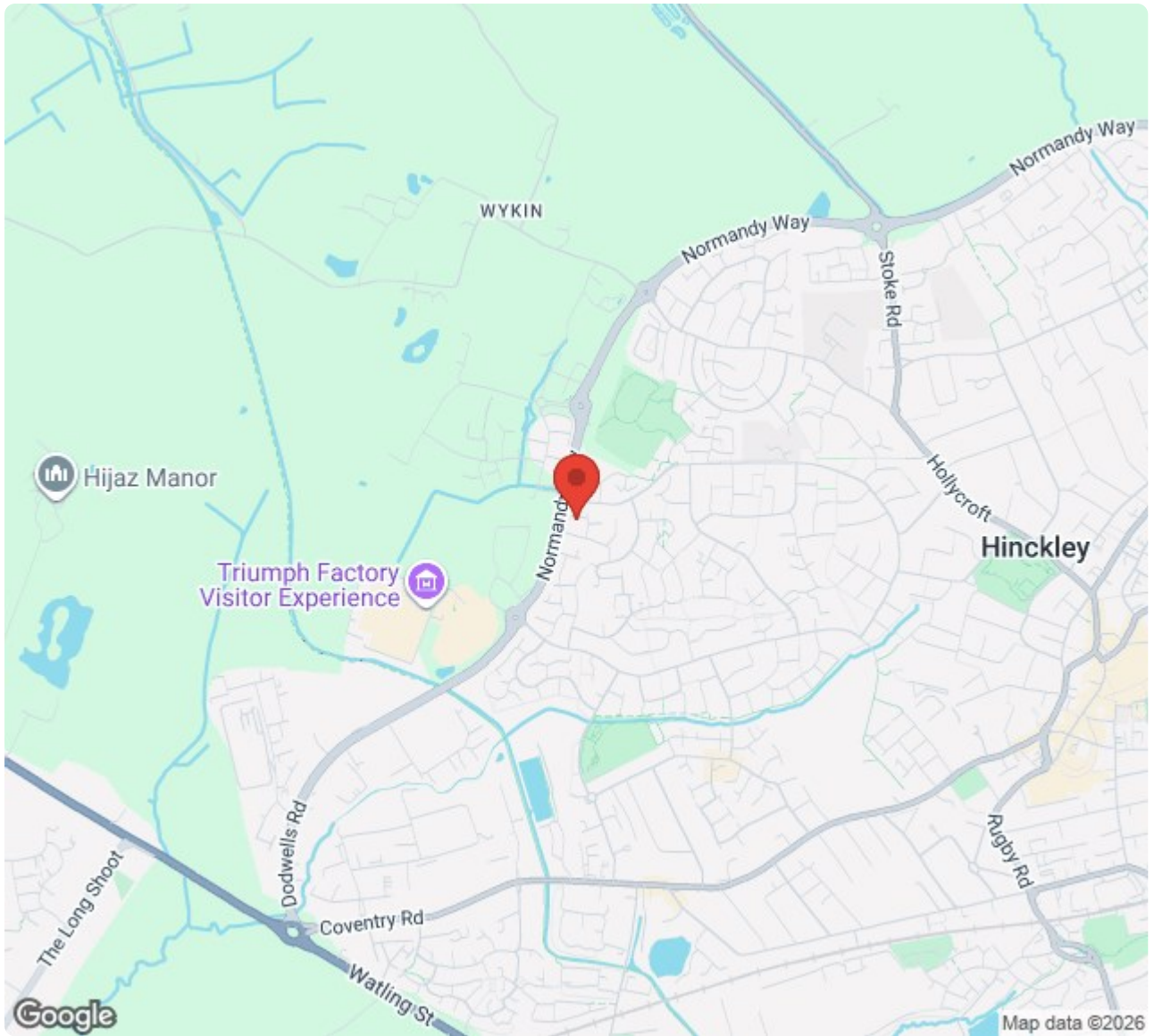
With wood effect vinyl flooring, three piece suite consisting of low level WC, Pedestal wash hand basin & panelled bath with shower above with tiled surrounds.

OUTSIDE

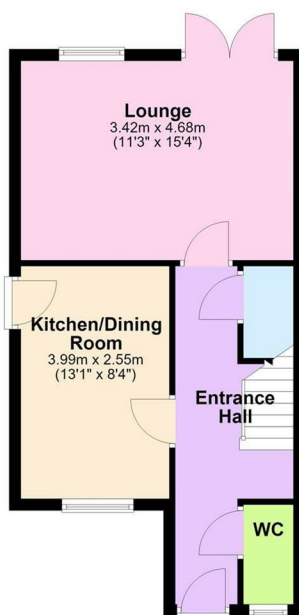
Outside the property to rear is a tarmacadam decorative stone and block paved driveway, outside tap, pedestrian gate to the rear garden. Garden to rear is a concrete slab patio adjacent to the rear of the house, the garden is fenced and enclosed predominately laid to lawn with raised timber bed.



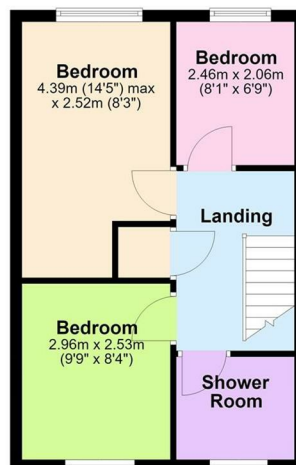




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		70
(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		
(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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