

# Scrivins & Co

## Sales & Lettings

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

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## 2 BROOKDALE, HINCKLEY, LE10 0NX

**OFFERS OVER £375,000**

Impressive detached family home in a popular location. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, bus service, parks and good access to the town centre and major road links. Well presented including ,panelled interior doors, feature fireplace, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hallway, lounge, dining room, kitchen, utility room, separate WC and garden room. Four good sized bedrooms (main with en suite shower room) and bathroom. Wide driveway leading to the single garage. Good sized enclosed rear garden & allotment. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council tax Band D

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE PORCH

With tile flooring further UPVC SUDG door to

## ENTRANCE HALLWAY

11'10" x 9'0" (3.63 x 2.76)

With single panel radiator, smoke alarm, wall mounted Honeywell thermostat, intruder alarm, keypad, coving to ceiling, door to under stairs storage cupboard with lighting, door to

## DOWNSTAIRS WC

6'11" x 3'6" (2.13 x 1.07)

With tile effect vinyl flooring, single panel radiator, low level WC, pedestal wash hand basin, chrome taps, wall panelling.



## LOUNGE

16'3" x 12'8" (4.97 x 3.87)

With wood effect laminate flooring, double panel radiator, dado rail, feature fireplace with timber mantle, marble backing and hearth incorporating a gas fireplace, aluminium sliding doors to garden room with



## GARDEN ROOM

11'4" x 5'8" (3.47 x 1.75)

With wood effect vinyl flooring, UPVC SUDG doors to rear garden, opening to



## DINING ROOM

10'2" x 9'4" (3.11 x 2.86)

With wood effect laminate flooring, dado rail, single panel radiator, dual aspect windows, venetian blinds, coving.



## KITCHEN

13'8" x 9'9" (4.17 x 2.98)

With tiled flooring, single panel radiator, a range of cream floor standing kitchen cupboard units, wood effect laminate working surface with a section of stone working surface, chrome mixer tap, Siemens built in double oven, four ring electric hob, extractor above, further matching range of wall cupboard units one housing the Worcester conventional boiler for gas central heating, Potterton heating programmer below, door to



## UTILITY ROOM

8'11" x 6'5" (2.72 x 1.98)

With tiled flooring, a range of wood effect kitchen cupboard units, stone effect working surface, stainless steel drainer sink with mixer tap, further range of matching wall cupboard units, UPVC SUDG door to rear garden, pedestrian door to garage, recess for washing machine and plumbing.



## FIRST FLOOR LANDING

With single panel radiator, door to useful storage cupboard with shelving housing the immersion tank for domestic hot water, loft access, loft is partially boarded, door to

### **BEDROOM ONE**

11'0" x 8'11" (3.37 x 2.73)

With single panel radiator, opening to a dressing room space with a wardrobe with bi folding door, door to



### **ENSUITE BATHROOM**

8'11" x 6'0" (2.73 x 1.83)

With wood effect laminate flooring, single panel radiator, low level WC, pedestal wash hand basin with chrome taps, corner shower enclosure with Mira electric shower, tiled surrounds, spotlights.



### **BEDROOM TWO**

12'5" x 11'3" (3.79 x 3.44)

With a single panel radiator.



### BEDROOM THREE

10'1" x 9'9" (3.09 x 2.98)

With a single panel radiator.



### BEDROOM FOUR

9'5" x 9'3" (2.88 x 2.82)

With single panel radiator.



### FAMILY BATHROOM

6'11" x 5'5" (2.12 x 1.66)

With pine effect vinyl flooring, low level WC, pedestal wash hand basin, panelled bath with brass taps, Mira shower above.

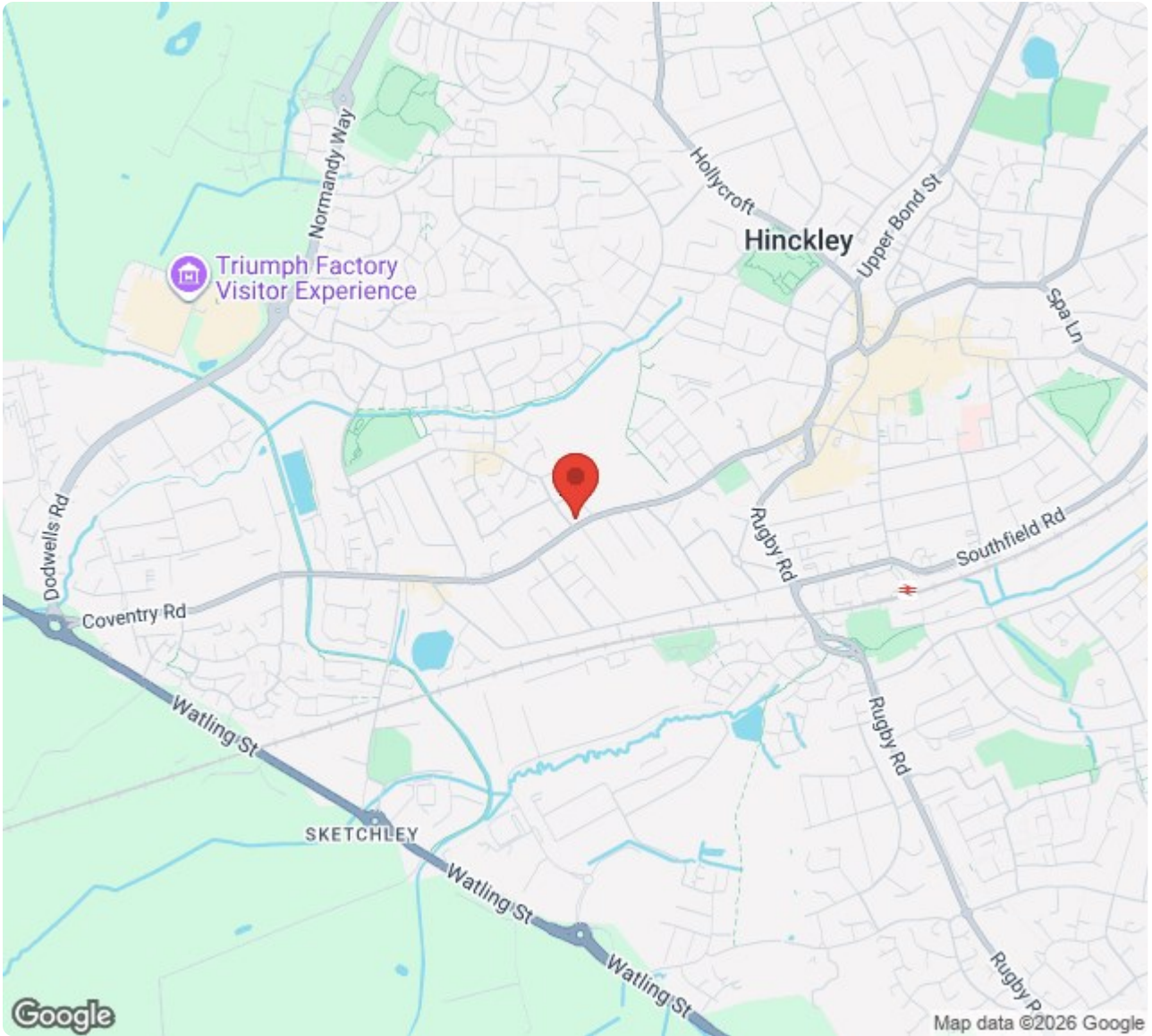


### OUTSIDE

Outside the property to front the house is well set back from the road with a block paved driveway surrounded by fencing and shrubs leading to a single garage with electric, bi folding door with electric and lighting, pedestrian gate to the rear garden. To the rear of the property is a large concrete slabbed patio, garden is predominately laid to lawn with a further concrete slab patio and decorative stone patio surrounded by raised sleeper beds, garden is enclosed with a brick wall fencing and hedging, outside tap, electric and lighting, timber shed was a lean to shed between the outer perimeter wall and house also a gate to an allotment section to the graden.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		63	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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