

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



12 LUPIN CLOSE, HINCKLEY, LE10 2UJ

OFFERS OVER £375,000

Spacious modern detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre and easy access to the A5 and M69 motorway. Well presented and much improved including panel interior doors, wooden flooring, feature fireplace, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, through lounge dining room, UPVC SUDG conservatory and dining kitchen, four good bedrooms and bathroom with shower. Wide driveway to single garage, front and enclosed sunny rear garden. Contact agents to view. Carpets, light fittings, blinds and shed included.



TENURE

Council Tax Band D

ACCOMMODATION

UPVC SUDG front door to entrance porch with overhead lighting, further UPVC SUDG leads to

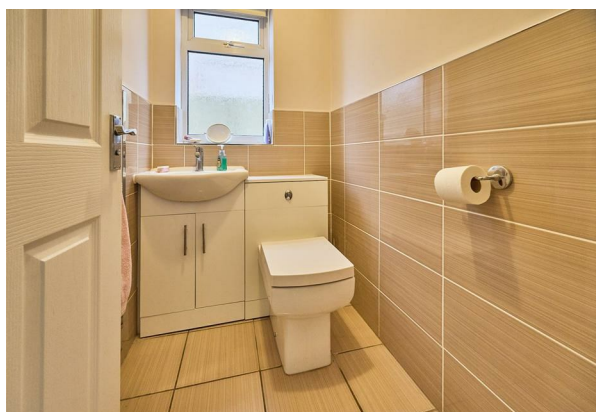
ENTRANCE HALLWAY

With oak finished laminate wood strip flooring, double panel radiator, telephone point, doorbell chimes, stair way to first floor with useful under stairs storage cupboard beneath, attractive white four panel door to



REFITTED WC

With white suite consisting low level WC, vanity sink unit with double cupboard beneath, contrasting tiled surrounds including the flooring, chrome heated towel rail.



LOUNGE DINING ROOM

13'3" x 23'6" (4.04 x 7.18)

The lounge area to front with feature fireplace incorporating living flame coal effect gas fire, radiator, coving to ceiling, TV aerial point, UPVC SUDG bay window to front. The dining area to rear with two radiators, coving to ceiling, UPVC SUDG sliding patio doors to



CONSERVATORY

11'10" x 9'7" (3.63 x 2.93)

With two double power points, ceiling mounted fan light. The conservatory blinds are included. UPVC SUDG french doors lead to the rear garden.



FITTED DINING/KITCHEN TO REAR

10'9" x 10'3" (3.30 x 3.14)

With a range of light grey fitted kitchen units consisting inset one and a half bowls, single drainer stainless steel unit, mixer tap above, double base unit beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting roll edge working surfaces above with inset four ring gas hob unit, single oven with grill beneath, integrated extractor above, tiled splashbacks. Further matching range of wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine and dishwasher, ceramic tiled flooring, radiator. There is also a serving hatch to the dining area. UPVC SUDG to the side of the property.



FIRST FLOOR LANDING

With a door to the airing cupboard, loft access.

BEDROOM ONE TO FRONT

10'4" x 11'11" (3.15 x 3.64)

With built in double slide robe, radiator.



BEDROOM TWO TO REAR

13'9" x 8'7" (4.20 x 2.62)

With radiator.



BEDROOM THREE TO REAR

10'3" x 9'5" (3.14 x 2.88)

With radiator.



BEDROOM FOUR TO FRONT

10'3" x 8'11" (3.13 x 2.73)

With radiator. built in single wardrobe over the stairs.



REFITTED FAMILY BATHROOM TO SIDE

7'4" x 6'11" (2.24 x 2.13)

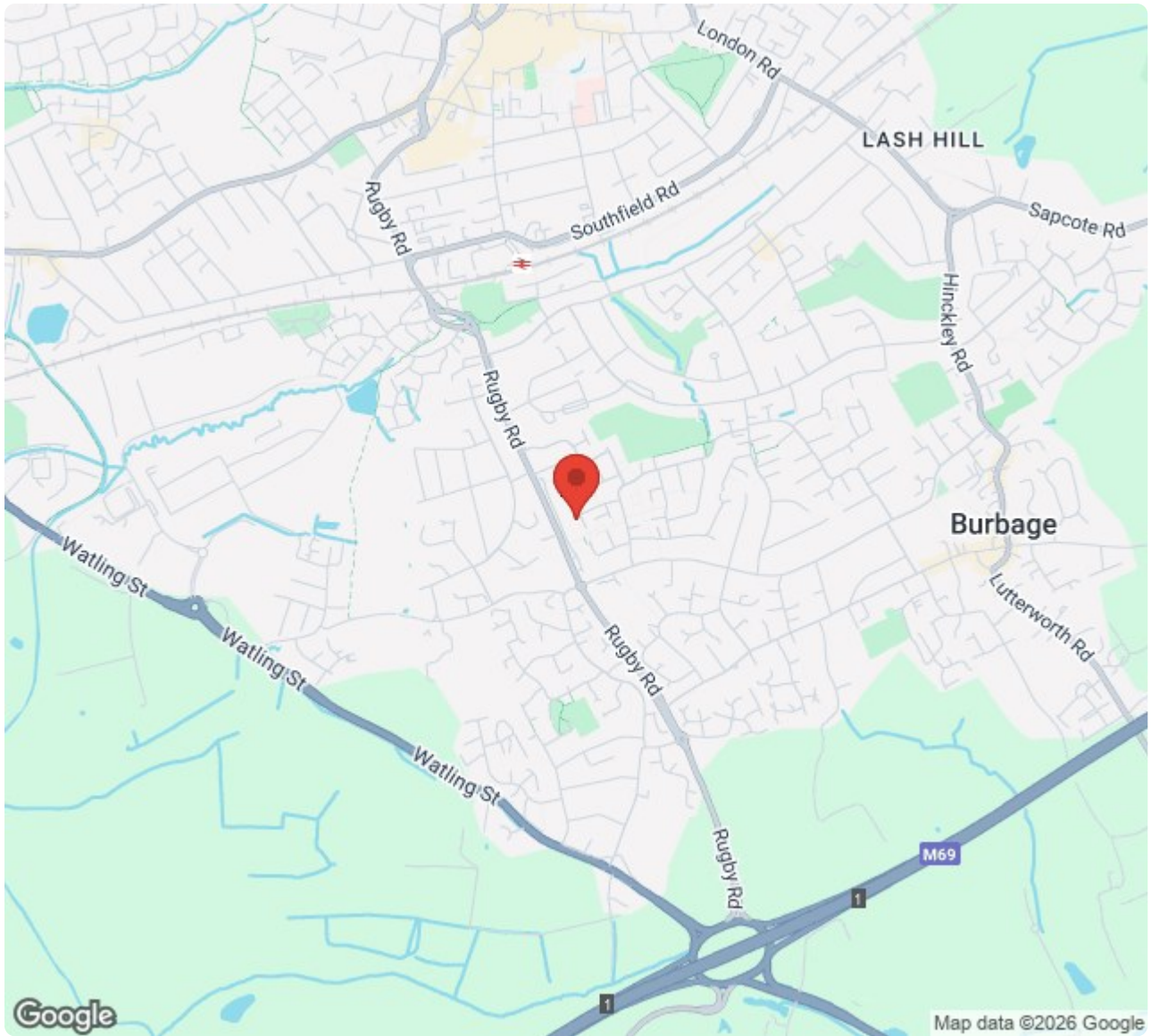
With white suite consisting L shape panel bath, mains shower above the glazed screen side, vanity sink unit with double cupboard beneath, low level WC, contrasting fully tiled surrounds, white heated towel rail.



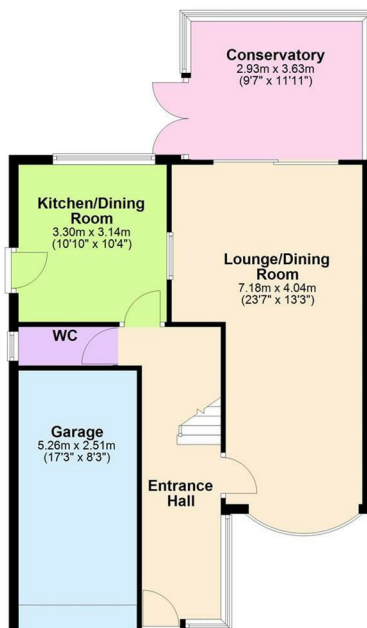
OUTSIDE

The property is nicely situated in a cul de sac, set back from the road principally laid to lawn. There is a wide tarmacadam leading to a single integral garage (2.51m x 5.26m). The garage has an up and over door to front, light and power, also houses the gas meter and the consumer unit and the wall mounted Valiant gas condensing combination boiler for central heating and domestic hot water with a wireless digital programmer for the central heating system. A timber gate and slab pathway lead down the left hand side of the property to the fully fenced enclosed rear garden which has a slabbed patio adjacent to the rear of the property where there is a outside tap, beyond which the garden is principally laid to lawn with surrounding beds. There is an outside power point, the garden has a sunny aspect and to the right hand side of the property is a timber shed.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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