

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



15 ALDIN WAY, HINCKLEY, LE10 0GE

OFFERS OVER £400,000

NO CHAIN! Impressive refurbished four bedrooms detached family home. Conveniently located within walking distance of Hinckley town centre, with easy access to shops, schools, transport links, and the A5/M69. Immaculately presented with a high quality finish and benefiting from refitted kitchen and bathrooms, laminate wood strip flooring, oak panelled interiors, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, lounge and kitchen diner with utility space. 4 good sized bedrooms (two with built in wardrobes and main with en suite shower room) and bathroom. Wide driveway leading to an integral garage and good sized enclosed rear garden. Carpets and light fittings included.



TENURE

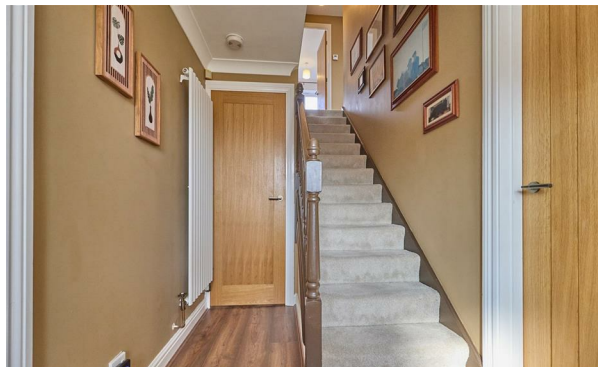
Freehold
Council tax Band D
EPC Rating C

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE HALLWAY

With stairway to first floor, vertical radiator, laminate wood strip flooring, smoke alarm and oak panelled interior door to



SEPARATE WC

With low level WC, pedestal wash hand basin with tiled splashback and radiator.



LOUNGE TO FRONT

11'9" x 19'11" (3.59 x 6.09)

With radiator, laminate wood strip flooring, TV aerial point and four matching wall lights.



OPEN PLAN KITCHEN DINING TO REAR

22'9" x 14'4" max (6.94 x 4.38 max)



KITCHEN AREA

With a range of floor standing kitchen units in sage green with white quartz roll edge surfaces above and inset Belfast sink with gold coloured mixer tap. A range of integrated appliances include a Beko oven with Hotpoint gas hob above with extractor and a dishwasher. Further range of matching wall mounted cupboard units one housing the Worcester gas combination boiler for central heating and domestic hot water (still under warranty). White tiled splashbacks, inset ceiling spotlights, laminate wood strip flooring and vertical radiator. Archway to



UTILITY SPACE

6'0" x 4'6" (1.85 x 1.39)

With laminate wood strip flooring, inset ceiling spotlights.

DINING AREA

With laminate wood strip flooring and UPVC SUDG sliding door to the rear garden.



FIRST FLOOR LANDING

With loft access and oak panelled interior door to

BEDROOM ONE TO FRONT

12'1" x 12'1" (3.69 x 3.69)

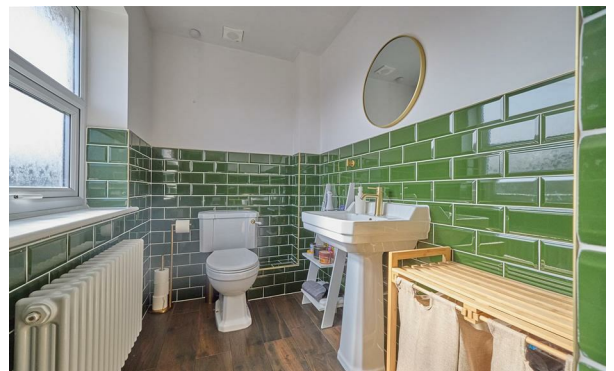
With a two double built in wardrobes, radiator and oak panelled interior door to



EN SUITE SHOWER ROOM

4'10" x 10'6" (1.49 x 3.21)

With fully tiled shower cubicle with shower attachment and shower door, low level WC and pedestal wash hand basin. Half tiled surrounds, laminate wood strip flooring, inset ceiling spotlights, radiator.



BEDROOM TWO TO REAR

8'11" x 11'5" (2.74 x 3.50)

With two double built in wardrobes and radiator.



BEDROOM THREE TO REAR

11'5" x 12'2" (3.49 x 3.71)

With door to a storage cupboard and radiator.



BEDROOM FOUR TO REAR

6'10" x 8'6" (2.10 x 2.60)

With radiator.



BATHROOM TO SIDE

11'1" x 5'11" (3.39 x 1.82)

With a four piece suite consisting of a roll top free standing bath with floor standing mixer tap and shower attachment, fully tiled walk in shower cubicle with shower screen to side, low level WC and pedestal wash hand basin. Half tiled surrounds, heated towel rail, laminate wood strip flooring and inset ceiling spotlights.

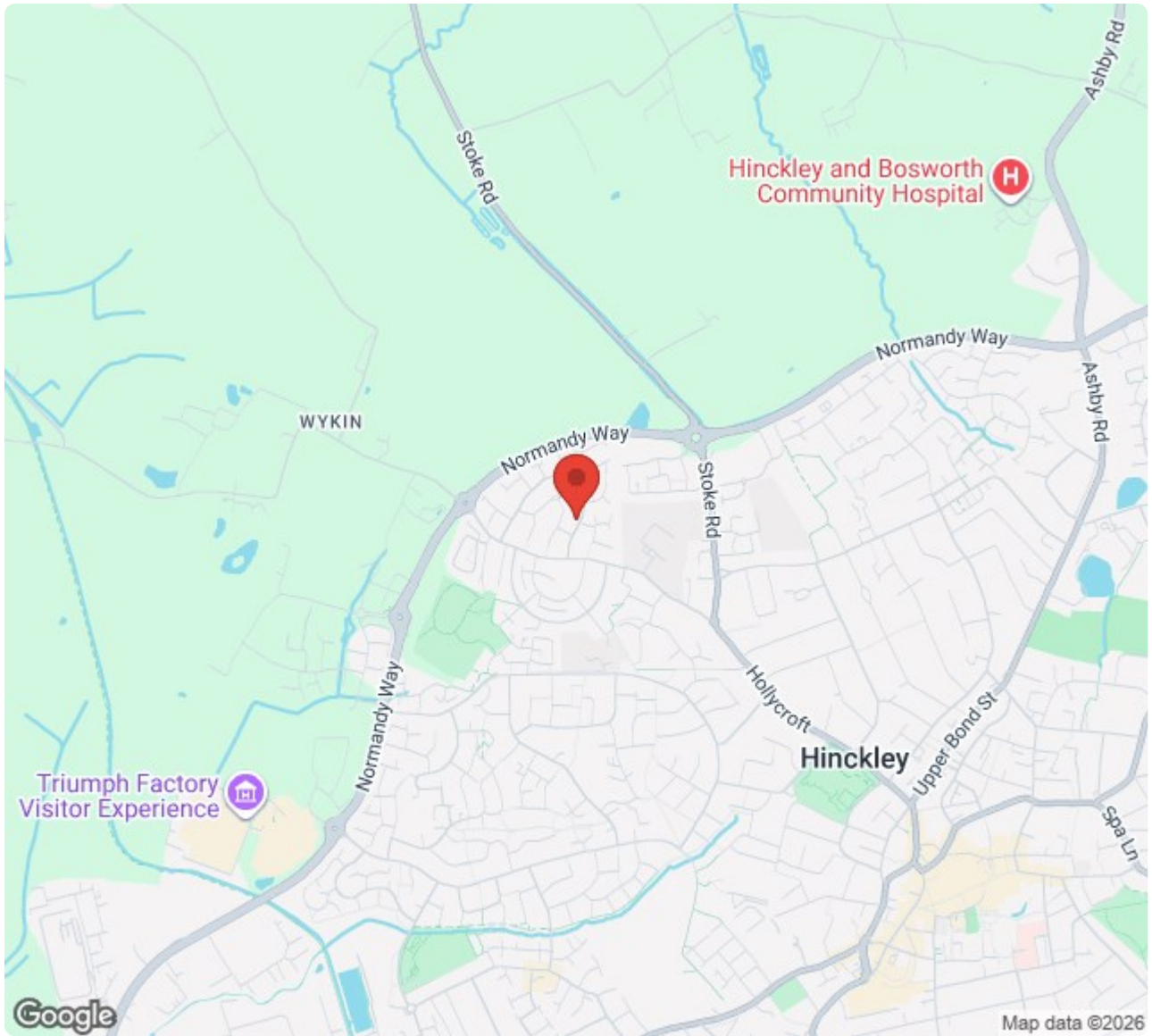


OUTSIDE

The property is nicely situated set back from the road with a lawned front garden to side and double width driveway leading to the garage (8.67m X 2.56m) with up and over door to front, light, power and pedestrian door to the rear garden. Access down the left hand side of the property leads to the good sized fully fenced and enclosed rear garden with a decking area to the rear of the property, which is partially covered, with outside water tap and lighting. The remainder of the garden is principally laid to lawn with surrounding borders with wood chippings and well stocked with trees.







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		
	73	82
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Scrivins & Co
Sales & Lettings

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