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**

10 MILTON CLOSE, HINCKLEY, LE10 0ST

OFFERS OVER £250,000

No Chain. Extended & refurbished modern semi detached family home. Sought after and convenient cul de sac location within walking distance of Battling Brook School, a parade of shops, Doctors surgery, Hollycroft Park, the town, The Crescent, bus and train stations and with good access to major road links. Immaculately presented including panelled interior doors, coving, wooden flooring, feature fireplace, refitted kitchen, modern bathroom, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers through lounge dining room, family room/play room and kitchen. 3 bedrooms and bathroom with shower. Wide driveway and good sized rear garden with multi purpose cabin. Viewing recommended. Carpets included.

TENURE
Freehold
Council tax Band C

ACCOMMODATION
UPVC SUDG door to

THROUGH LOUNGE DINER
With wood effect laminate flooring, two single panel radiators one with decorative cover, coving to ceiling, feature fireplace with timber mantle, marble backing and hearth, UPVC SUDG sliding doors to rear garden.

PLAY ROOM
With single panel radiator and decorative cover, built in cupboards housing the gas meter, separate cupboard housing the fuse board and electric meter.

DOWNSTAIRS WC
With tile effect vinyl flooring, low level WC, pedestal wash hand basin with chrome taps, door to useful storage cupboard with shelving.

KITCHEN

With tile effect vinyl flooring, a range of fashionable cream gloss kitchen cupboard units with brushed chrome handles with built in Beko dishwasher, built in fridge and freezer, Lamona oven, Lamona four ring gas hob, extractor above, tiled splashbacks, Lamona stainless steel drainer sink with chrome mixer tap, plumbing for washing machine, further matching range of wall cupboard units one housing the main combination boiler for domestic hot water and gas central heating, UPVC SUDG door to the rear garden.

FIRST FLOOR LANDING

With loft access which is fully boarded with lighting and ladder.

BEDROOM ONE TO REAR

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

BEDROOM TWO TO FRONT

With single panel radiator with decorative cover with built in wardrobes with shelving and hanging rails.

BEDROOM THREE TO FRONT

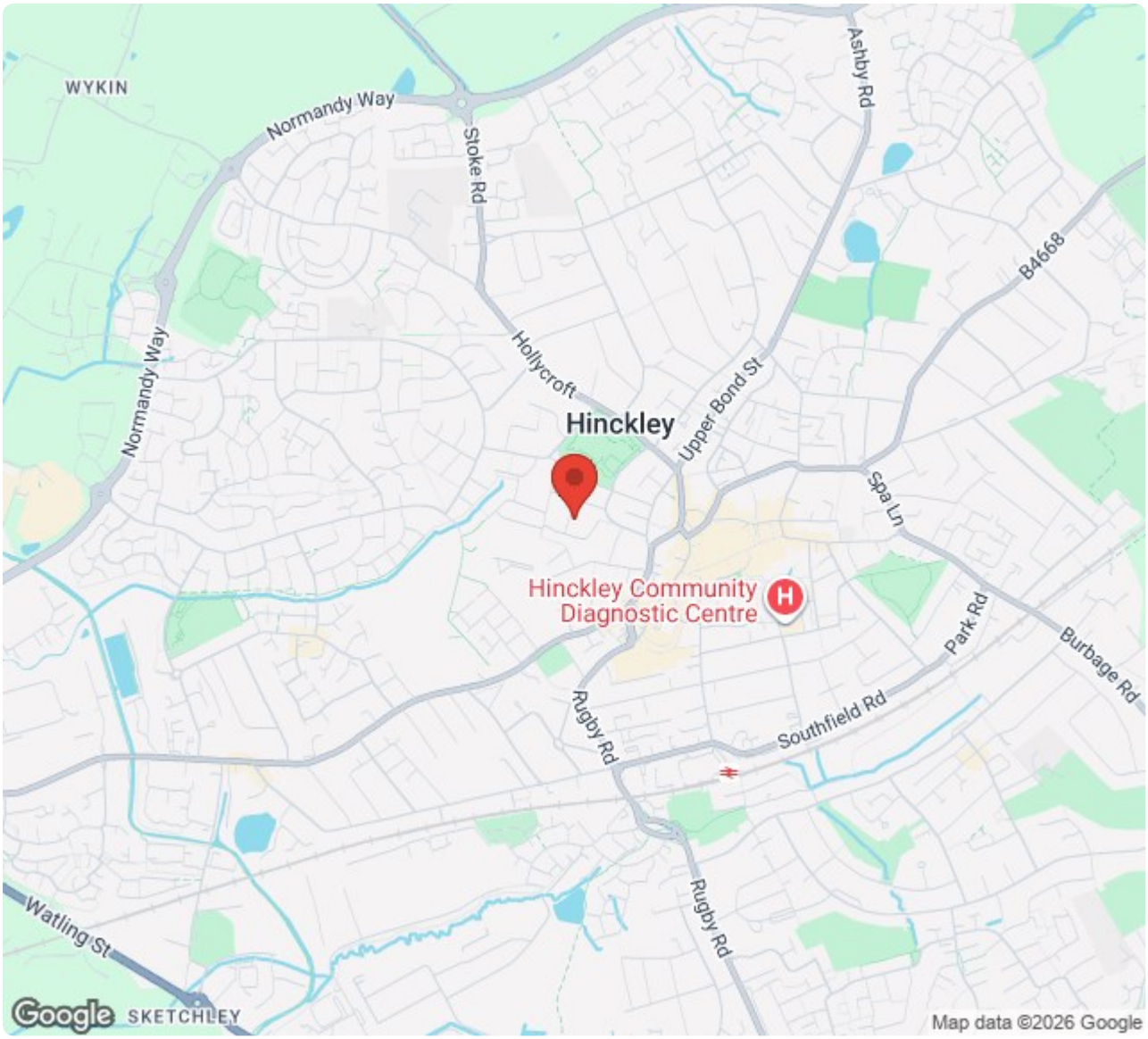
With single panel radiator.

FAMILY BATHROOM

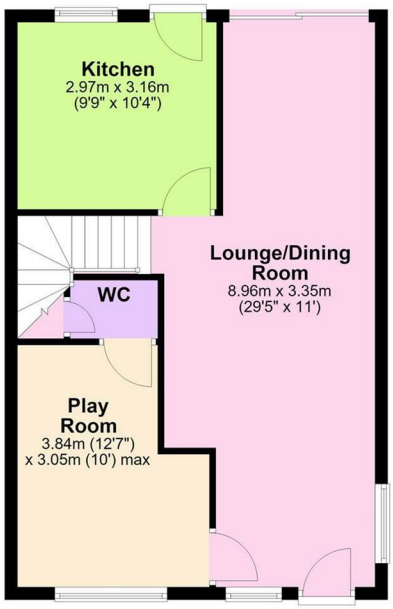
With tiled flooring, three piece suite with pedestal wash hand basin with chrome taps, low level WC, panelled bath, chrome mixer tap, wall mounted Triton electric shower, inset spotlights, extractor fan, door to storage cupboard with shelving.

OUTSIDE

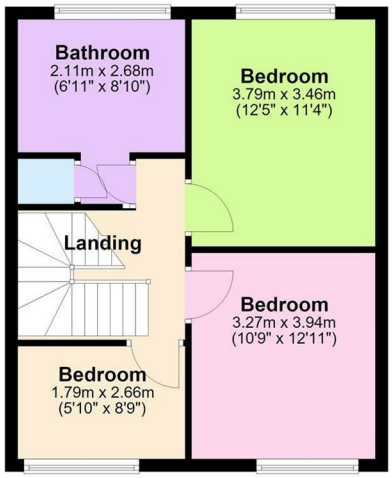
Outside the property to front is a large tarmacadam driveway with ample parking, a block paved path to the front door, outside lighting, timber pedestrian gate to rear garden. Outside the property to rear is a concrete slab patio adjacent to the rear of the property, a brick built retaining wall with wrought iron fencing, garden is fenced and enclosed with surrounded by conifers, outside tap. The garden is predominately laid to artificial grass with a concrete path running through the centre, outside electrics on the timber built cabin to the rear of the garden in front of which is a slabbed patio, the cabin has timber double doors (5m x 4m) with a separate WC with hot water boiler, a storage room with the potential to turn into a kitchenette then a main room with electrics and lighting, blinds throughout, electric heater and outside lighting.

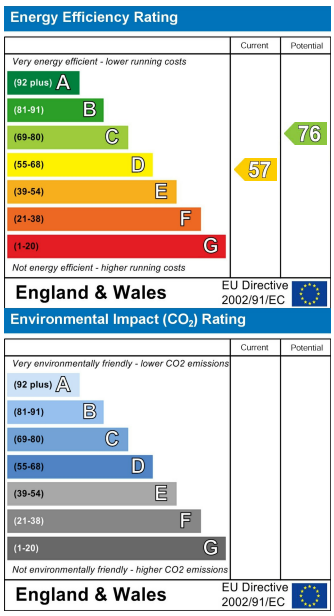


Ground Floor



First Floor





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

naea | propertymark PROTECTED
arla | propertymark PROTECTED