

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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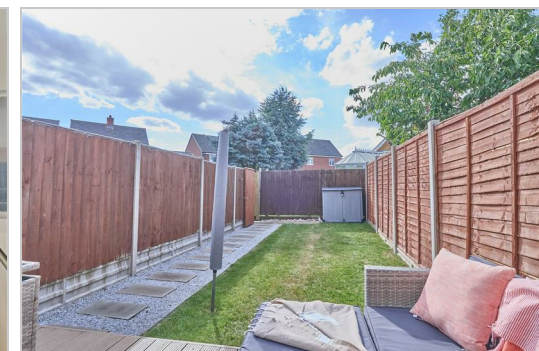


11 ARMADALE CLOSE, HINCKLEY, LE10 0SZ

OFFERS OVER £190,000

Modern two bedroom town house. Sought after and convenient cul de sac location within walking distance of Battling Brook School, a parade of shops, Doctors surgery, parks, bus services, the town centre and good access to major road links. Well presented and benefiting from laminate wood strip flooring, inset ceiling spotlights, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, kitchen and lounge diner. Two bedrooms and family bathroom. Driveway to front and further parking to side.

Enclosed rear garden and shed. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B
EPC Rating C

ACCOMMODATION

UPVC SUDG door to

ENTRANCE HALLWAY

With grey wood effect laminate flooring, smoke alarm and double panelled radiator. Stairs to the first floor landing. White six panelled door to

KITCHEN

8'4" x 9'4" (2.55 x 2.87)

With a range of floor standing gloss white handle less kitchen cupboard units with granite effect working surfaces. One and a half stainless steel drainer sink with chrome mixer taps. Built in oven with four ring Zanussi gas hob with matching Zanussi extractor hood above. Further matching range of wall cupboard units one housing the Valiant combination boiler for domestic hot water and gas central heating. Inset ceiling spotlights and column radiator. Plumbing for automatic washing machine. Door to



LOUNGE DINER

11'8" x 13'7" (3.56 x 4.15)

With wood effect laminate flooring, double panelled radiator, TV aerial point and fashionable wall panelling. UPVC SUDG sliding door to the rear garden. Door to under stairs storage cupboard.



FIRST FLOOR LANDING

With smoke alarm and loft access, the loft is fully boarded. Single panelled radiator. Door to

BEDROOM ONE TO REAR

11'8" x 8'2" (3.56 x 2.51)

With double panelled radiator and inset ceiling spotlights.



BEDROOM TWO TO FRONT

11'7" x 8'4" (3.54 x 2.56)

With double panelled radiator, inset ceiling spotlights. Over stairs storage cupboard. Door to



FAMILY BATHROOM

5'6" x 6'2" (1.69 x 1.88)

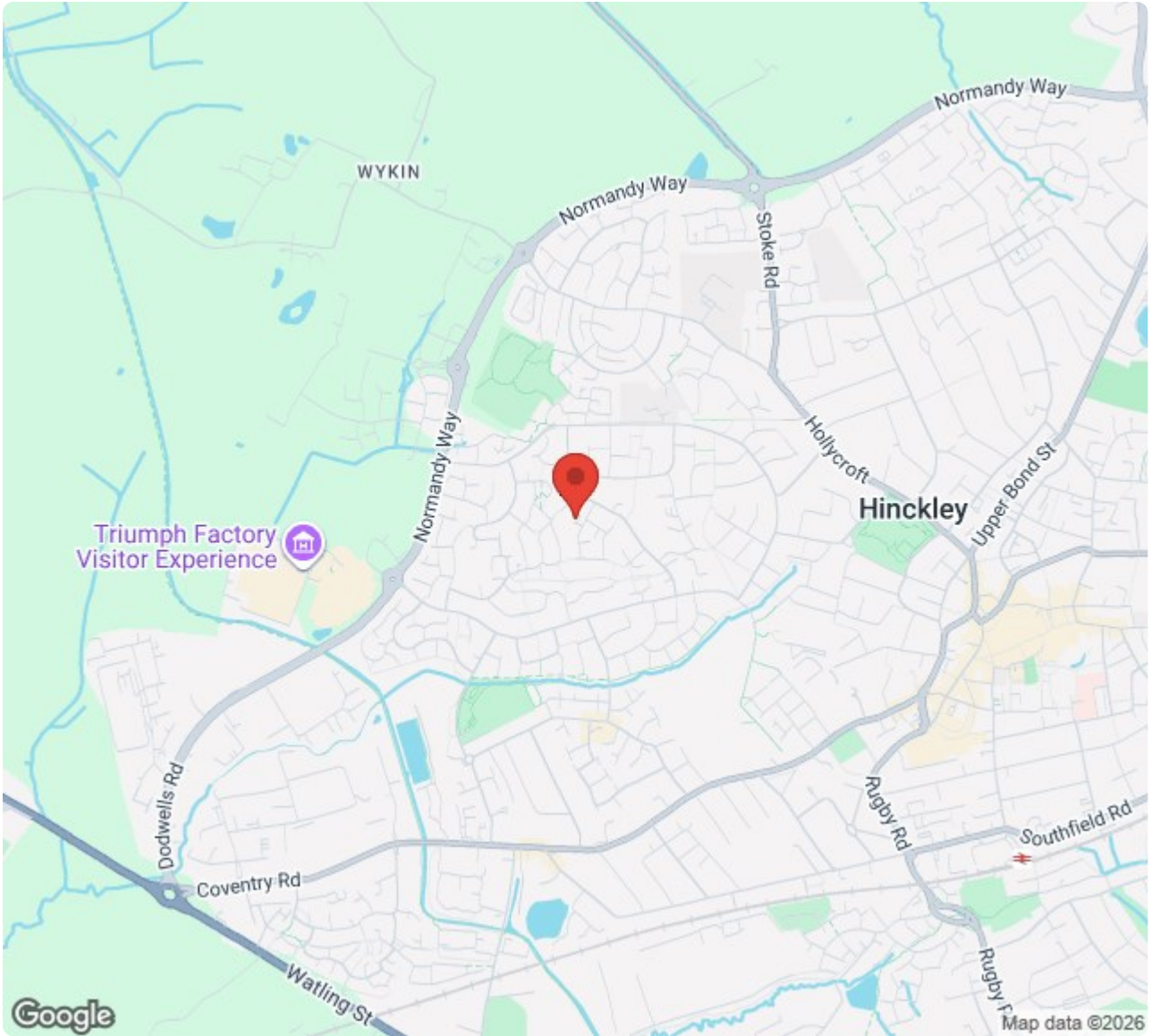
With wood effect laminate flooring, three piece suite consisting of low level WC, vanity wash hand basin with chrome mixer taps and storage beneath. Panelled bath with chrome mixer taps, bar shower above with tiled surrounds, extractor fan, inset ceiling spotlights and chrome heated towel rail.



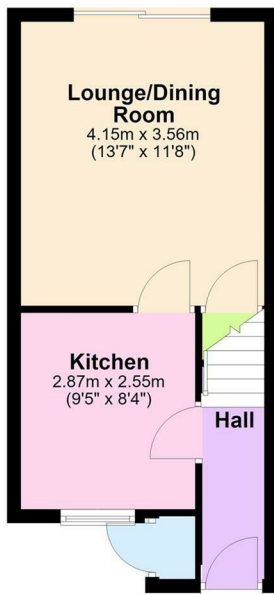
OUTSIDE

The property to front is a block paved driveway, outside lighting and outside tap. Timber door to storage cupboard with socket gas electric meter. There is a further parking space adjacent to the house one door down with a private pathway leading to the back garden. Outside the garden to rear is a timber deck adjacent to the back of the house. The back garden is fenced and enclosed predominantly laid to lawn with a path leading to the private pathway to a timber shed (included).





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		74	
(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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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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