

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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6 ARRAN WAY, HINCKLEY, LE10 0UA

ASKING PRICE £270,000

Impressive three bedroom semi detached family home. Sought after and convenient cul de sac location within walking distance of the town centre including shops, schools, doctors, dentist, leisure centre, train and bus stations, Hollycroft park and good access to major road links. Immaculately presented including white panelled interior doors, laminate wood strip flooring, re fitted kitchen and shower room, integrated appliances, gas central heating and UPVC SUDG. Accommodation offers entrance porch, entrance hallway, lounge, dining room, conservatory and breakfast kitchen. Three bedrooms (main with fitted wardrobes) and shower room. Good sized driveway to single garage and enclosed rear garden.



TENURE

Freehold

Council tax band C

ACCOMMODATION

Front door to

ENTRANCE PORCH

A further wooden and glazed door to

ENTRANCE HALLWAY

With stairway to the first floor, radiator, smoke alarm, laminate wood strip flooring and door to a storage cupboard housing the fuse box. White panelled interior door to the garage.

LOUNGE TO FRONT

10'10" x 14'0" (3.31 x 4.28)

With feature electric fire, laminate wood strip flooring, radiator, inset ceiling spot lights and built in cupboard into the alcoves. Archway to



DINING ROOM

8'7" x 9'1" (2.63 x 2.78)

With laminate wood strip flooring, radiator and UPVC SUDG sliding doors to the



CONSERVATORY

9'3" x 8'5" (2.82 x 2.58)

With laminate wood strip flooring, power, lighting and UPVC SUDG to the rear garden.



BREAKFAST KITCHEN TO REAR

17'2" x 10'3" (5.25 x 3.13)

With a range of floor standing fitted kitchen units with working surface above and inset black composite one and half bowl drainer sink with mixer tap. A range of integrated appliances include, double oven, induction hob with extractor above, dishwasher, washing machine and fridge freezer. Further range of matching wall mounted cupboard units. Two tall larder cupboard units. Wall mounted breakfast bar. Radiator, laminate wood strip flooring and UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With loft access which is partially boarded with lighting and a ladder and also houses the gas combination boiler. White panelled interior door to

BEDROOM ONE TO REAR

12'0" x 11'1" max (3.66 x 3.38 max)

With a range of fitted bedroom furniture consisting of four double wardrobes and radiator.



BEDROOM TWO TO FRONT

11'5" x 9'10" (3.48 x 3.01)

With radiator.



BEDROOM THREE TO FRONT

7'1" x 7'7" (2.16 x 2.33)

With radiator.



SHOWER ROOM TO REAR

5'9" x 7'3" (1.76 x 2.22)

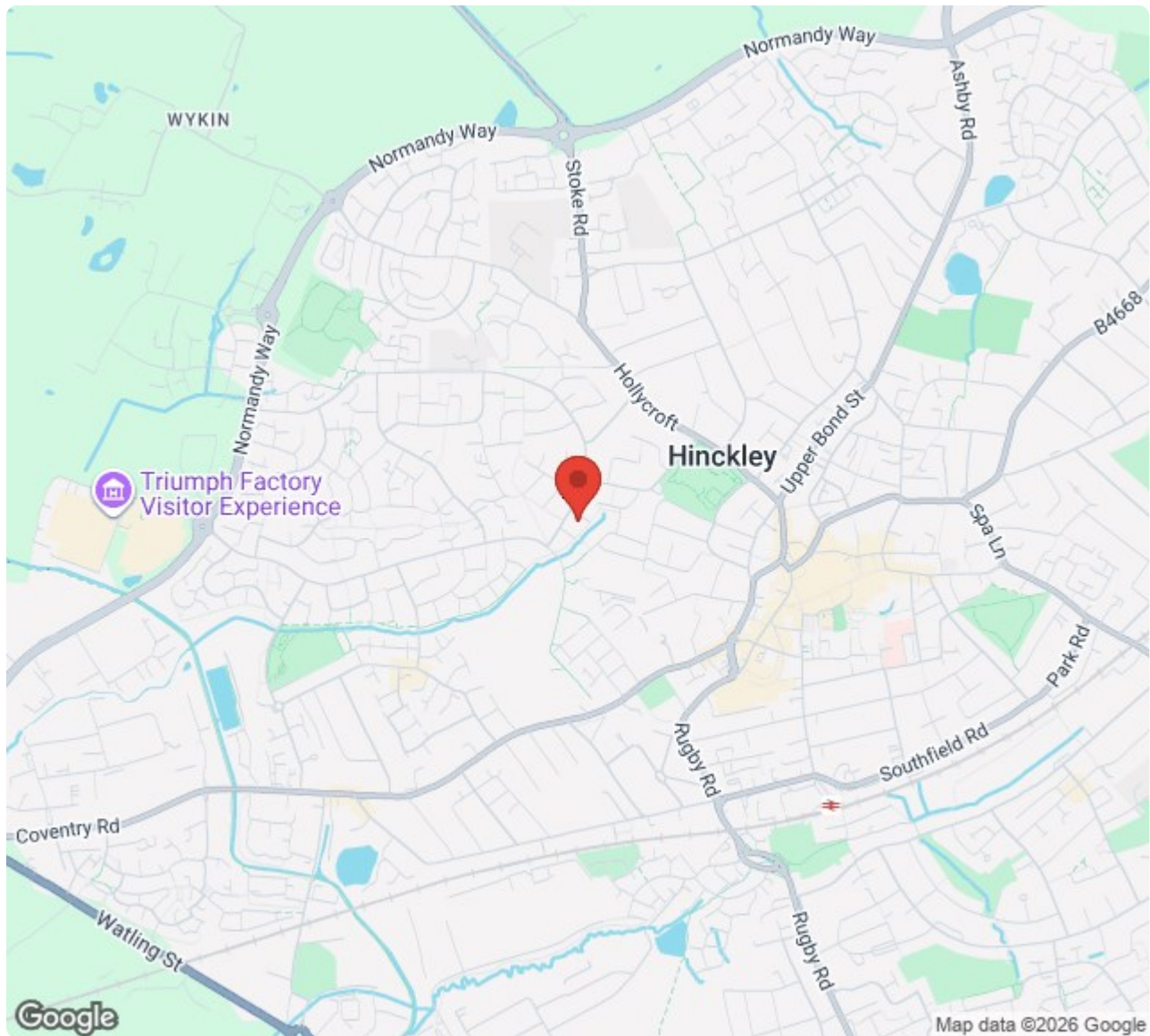
With fully tiled shower cubical with rainfall shower attachment and sliding shower door, low level WC and vanity sink unit with double cupboard beneath. Illuminated wall mounted mirror, grey heated towel rail, inset ceiling spot lights, laminate wood strip flooring and fully tiled surrounds.



OUTSIDE

The property is nicely situated set well back from the road in a cul de sac with a good sized block paved driveway to front with surrounding stoned borders and leading to the single garage (4.72m x 2.64m). With lighting, power, radiator and electric roller door to front. Access down the right hand side of the property leads to the enclosed rear garden with a composite decking adjacent to the rear of the property. Steps lead down to the remainder of the garden which is principally laid to lawn with surrounding borders with mature trees. Timber shed. Outside tap, power point and lighting.





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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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