

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

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14 AMBER WAY, HINCKLEY, LE10 2LG

£260,000

Impressive 2014 Persimmon Homes built Kingswood design semi-detached family home on a good sized plot. Sought after and convenient location within walking distance of Hinckley town centre, The Crescent, train and bus station, Doctors, Dentists, leisure centre and with good access to the A5 and the M69 motorway. Immaculately presented, NHBC guaranteed, energy efficient, with a range of good quality fixtures and fittings including white panelled interior doors, ceramic tiled and laminate wood strip flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, lounge and fitted dining kitchen. Three bedrooms (main with fitted wardrobes and en suite shower room) and family bathroom. Long driveway with parking for approximately four cars. Garage space (subject to planning permission). Front and good sized enclosed rear garden with shed. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax band B

ACCOMMODATION

Attractive grey composite panelled and SUDG front door, with outside lighting, to

ENTRANCE HALLWAY

With oak grey laminate wood strip flooring, radiator, wired in smoke alarm, digital thermostat for the central heating system, stairway to first floor. Attractive white panelled interior door to

SEPARATE WC

With white suite consisting on low level WC, vanity sink unit with gloss white double cupboard beneath, contrasting white tiled surrounds, tiled flooring and chrome heated towel rail. Consumer unit with surrounding cupboard.



FRONT LOUNGE

11'8" x 14'8" (3.58 x 4.48)

With feature full height media wall incorporating a recess for a flat screen TV. Grey Oak finish laminate wood strip flooring and single panelled radiator.



RE FITTED DINING KITCHEN TO REAR

14'10" x 9'8" (4.54 x 2.95)

With a fashionable range of Matt grey fitted kitchen units with soft close doors consisting inset grey one and half bowl resin sink with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer units. Contrasting white granite finish working surfaces above with inset four ring stainless steel gas hob, single fan assisted oven with grill beneath. Stainless steel splashbacks and chimney extractor. Matching upstands. Further matching range of wall mounted cupboard units, one concealing the gas combination boiler for central heating and domestic hot water. Matching breakfast bar. Further integrated appliances include, fridge freezer, washing machine and dishwasher. Grey wood grain ceramic tiled flooring, radiator with surrounding over, all power points and light switches are in brushed chrome. Door to a useful under stairs storage cupboard with light and power. UPVC SUDG French doors leading to the rear garden with built in blinds.



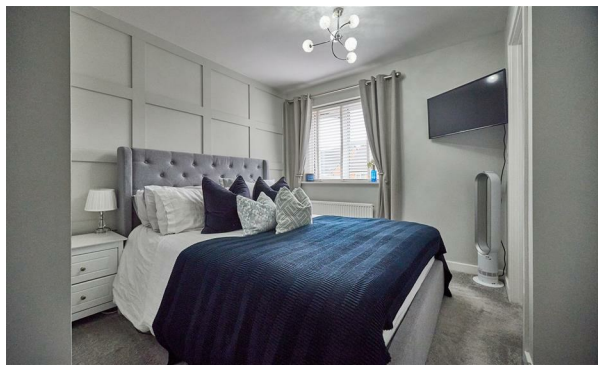
FIRST FLOOR LANDING

With wired in smoke alarm. Loft access, the loft is partially boarded.

FRONT BEDROOM ONE

9'4" x 12'4" (2.86 x 3.77)

With a range of fitted bedroom furniture in white consisting of three double wardrobe units. Radiator, TV aerial point. Feature light grey panelled wall. Door to



EN SUITE SHOWER ROOM

5'8" x 6'9" (1.75 x 2.06)

With a white suite consisting of a fully tiled shower cubical with glazed shower door, pedestal wash hand basin, low level WC. Contrasting tiled surrounds including the flooring. Chrome heated towel rail. Extractor fan and shaver point.



BEDROOM TWO TO REAR

8'2" x 8'9" (2.51 x 2.67)

With radiator.



BEDROOM THREE TO REAR

5'9" x 8'2" (1.77 x 2.50)

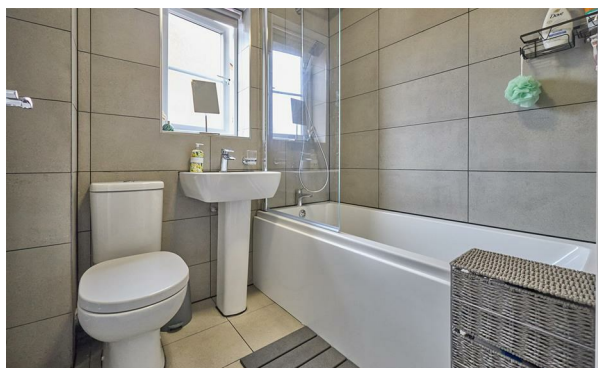
With radiator.



RE FITTED BATHROOM TO SIDE

5'5" x 6'6" (1.67 x 2.00)

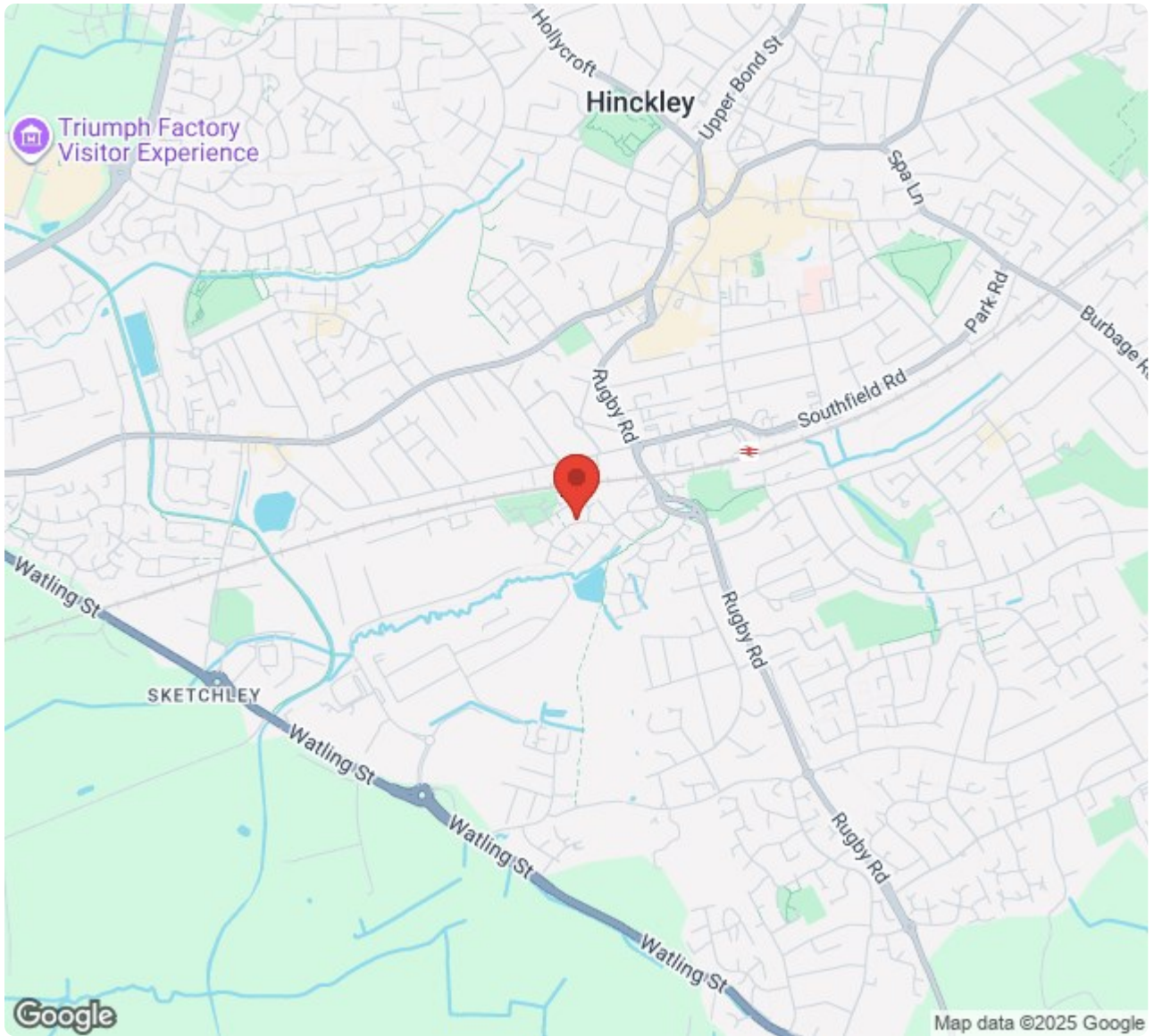
With a white suite consisting panelled bath with mains rain shower above and glazed shower screen to side. Pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds including the flooring. Chrome heated towel rail and extractor fan.



OUTSIDE

The property is set back from the road screened behind mature hedging with the front garden landscaped in Astroturf with surrounding grey block paving. A grey porcelain tiled pathway leads to the front door. A long tarmac driveway leads down the side of the property offering ample car parking for approximately four cars and there is ample room for an extension for garage (subject to planning permission), A timber gate offers access to the good sized full fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. To the top of the garden there is a bark seating area and timber shed. Outside tap and light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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		
England & Wales EU Directive 2002/91/EC		



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