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20 BEARSDEN CRESCENT, HINCKLEY, LE10 0SQ

£270,000

Spacious Jelson built semi detached family home. Sought after and highly convenient CUL DE SAC location within walking distance of Battling Brook School, Redmoor School, a parade of shops, Doctors surgery, local parks and Hinckley town centre. Well presented and much improved including refitted bathroom, fitted wardrobes, majority gas central heating UPVC SUDG and UPVC soffits and fascias. offers entrance porch, entrance hall, lounge dining room UPVC SUDG conservatory, fitted kitchen & timber built lean to. Three good sized bedrooms and family bathroom. driveway to front and enclosed rear garden. Viewing highly recommended. Carpets, blinds, and light fittings included.



TENURE

Freehold

Council tax band - C

ACCOMONDATION

UPVC SUDG glazed front door to

PORCH

5'3" x 3'4" (1.62 x 1.03)

with wood effect laminate flooring. Single glazed timber floor leading to

ENTRANCE HALLWAY

5'4" x 13'5" (1.64 x 4.10)

wood effect laminate flooring, central heating programmer, single panel radiator. White painted timber cupboard, housing the gas and electric meter and fuse board. Spindle balustrades stairs to first floor landing, under stairs cupboard for storage. Timber glazed door to



LOUNGE

14'5" x 11'3" (4.40 x 3.45)

With timber effect laminate flooring. Timber fire place with marble hearth feature gas fire. Dado rail and coving. TV aerial point. UPVC SUDG windows throughout the property, archway to



DINING ROOM

9'2" x 8'7" (2.81 x 2.62)

Single panel radiator, glazed sliding door to



UPVC SUDG CONSERVATORY

7'4" x 10'4" (2.24 x 3.16)

With vertical blinds and lighting. With UPVC SUDG door leading to rear garden, archway to



KITCHEN

11'4" x 7'11" (3.46 x 2.43)

With tiled flooring, with a range of cream laminated floor standing kitchen units with chrome handles, with roll edge stone effect worktop. Built-in New world oven. Four ring gas hob and extractor fan above. one and half stainless steel drainer sink with mixer taps. Built in Beco dishwasher, built in fridge. Tiled splashback. Further range of matching wall mounted kitchen units. Door to under stairs cupboard with shelving. Archway to



UPVC SUDG TO CONSERVATORY

9'8" x 6'2" (2.97 x 1.89)

With vinyl flooring, with double panel radiator. Wall lighting and electric. UPVC SUDG door to garden and further UPVC SUDG door to



TIMBER FRAME LEAN TO STORAGE

7'1" x 17'3" (2.17 x 5.28)

With electric and lighting

STAIRS TO FIRST FLOOR LANDING

With loft access. Loft is partially boarded, housing the combination boiler for domestic hot water and central heating. Wood painted cupboards used for an airing cupboard.

MASTER BEDROOM TO THE FRONT

12'7" x 9'6" (3.85 x 2.91)

Single panel radiator. A range of white built in wardrobe cupboards with golden handles. Door to



BEDROOM TWO TO REAR

10'10" x 9'6" (3.32 x 2.92)

A range of beach wood effect built in wardrobes. Single panel radiator.



BEDROOM THREE TO FRONT

7'0" x 8'9" (2.14 x 2.67)

With single panel radiator, door to



BATHROOM

7'4" x 5'7" (2.25 x 1.72)

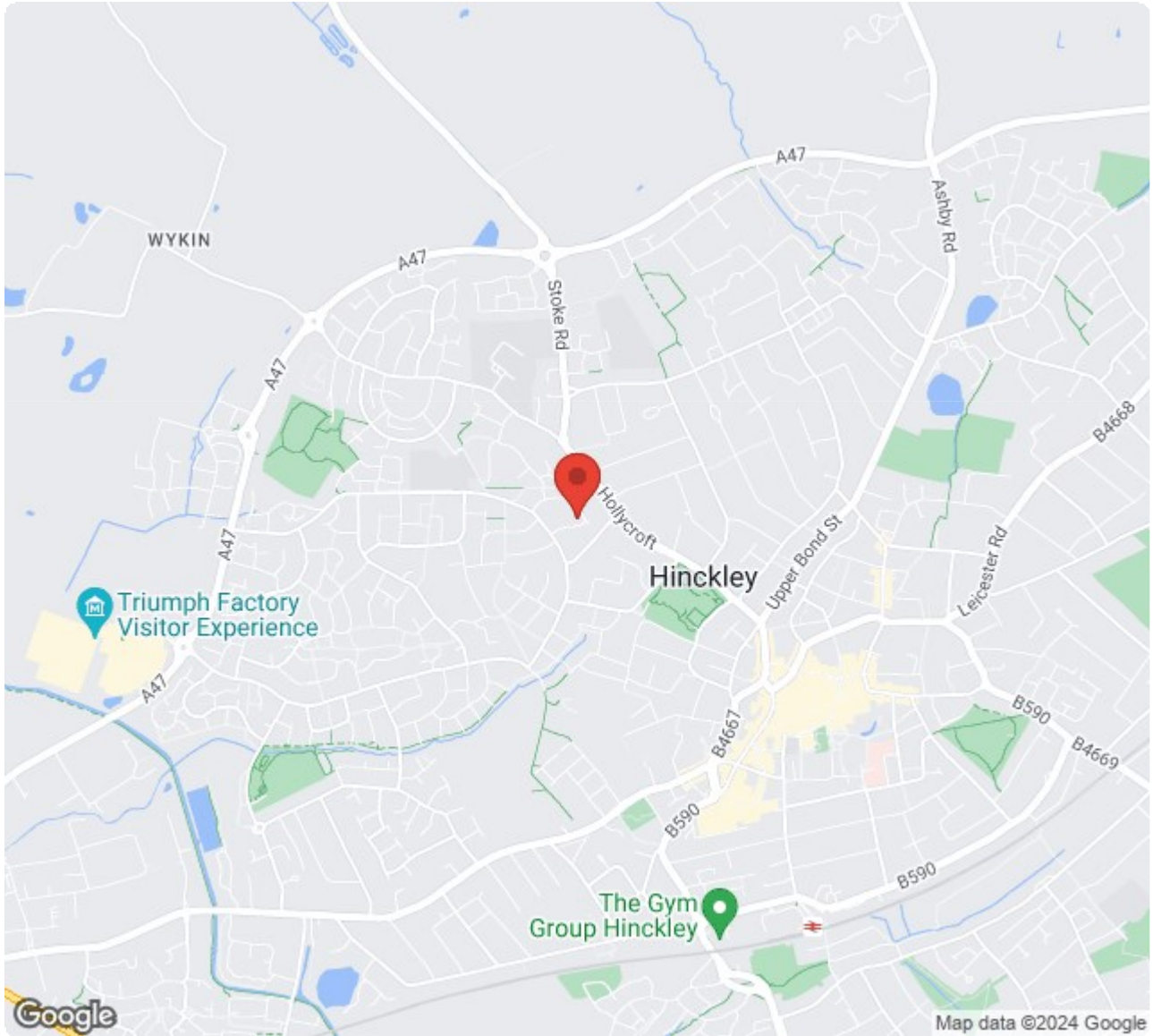
With a tile effect laminate flooring. Three piece suite consisting of a panelled bath with Tryton electric shower above. Pedestal wash hand basin with chrome taps with low level WC. Tiled splash back, single panel radiator. Shaver socket.



OUTSIDE

To the front of the property is a tarmacadam driveway with a section of decorative stone. Parking for two cars. To the rear of the property small patio adjacent to the rear of the property concrete slabbed path from front to rear, further slabbed patio. One timber shed and one metal shed included. Enclosed with fencing and shrubs





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	78
(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+)	A	65
(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