

# 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



**22 WHITWORTH AVENUE, HINCKLEY, LE10 0DD**

**OFFERS OVER £210,000**

No Chain. Stylish modern Taylor Wimpey built townhouse close to Ashby Canal. Sought after and convenient location within walking distance of the marina, a parade of shops, Westfield Junior School, the town centre, The Crescent, train and bus station, doctors, dentists, bars and restaurants and good access to the A5 and M69 motorway.

Immaculately presented, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, wooden flooring, refitted kitchen with built in appliances, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge and dining kitchen. Two double bedrooms (both with fitted wardrobes) and bathroom with shower. Double width driveway to front and hard landscaped sunny rear garden with shed. Viewing recommended. Carpets, curtains, blinds included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

Attractive Blue composite panel and SUDG front door with outside lighting to

## ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, wall mounted consumer unit, wired in smoke alarm, radiator. Stairway to first floor. Attractive white four panel interior doors to

## SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks. Oak finish laminate wood strip flooring, radiator.

## LOUNGE TO FRONT

11'1" x 13'6" (3.40 x 4.14)

With oak finish laminate wood strip flooring, two radiators, coving to ceiling. TV aerial point. White wood panel and glazed double doors to



## FITTED DINING KITCHEN TO REAR

8'8" x 14'4" (2.66 x 4.38)

With a fashionable range of gloss white fitted kitchen units with soft close doors, consisting inset black single drainer resin sink unit, chrome mixer taps above, cupboard beneath. Contrasting grey slate finish working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath. Stainless steel extractor hood above, matching upstands. Further matching range of wall mounted cupboard units including a wine rack. Further integrated appliances include a fridge freezer, washing machine and dishwasher. Concealed lighting over the working surfaces, LED lighting in the kick panels. Grey wood finish LVT flooring, double panelled radiator. Useful under stairs storage cupboard. UPVC SUDG French doors leading to the rear garden.



## FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, loft access.

### **BEDROOM ONE TO FRONT**

13'9" x 11'11" (4.20 x 3.64)

With built in double wardrobe, single panelled radiator, TV aerial point. Door to the airing cupboard housing the Baxi gas condensing combination boiler for central heating and domestic hot water with wireless digital programmer.



### **BEDROOM TWO TO REAR**

7'6" x 10'7" (2.30 x 3.24)

With built in single wardrobe, single panelled radiator.



### **BATHROOM TO REAR**

6'5" x 5'6" (1.97 x 1.68)

With white suite consisting panelled bath, main shower unit above, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, radiator. Extractor fan, inset ceiling spotlights.

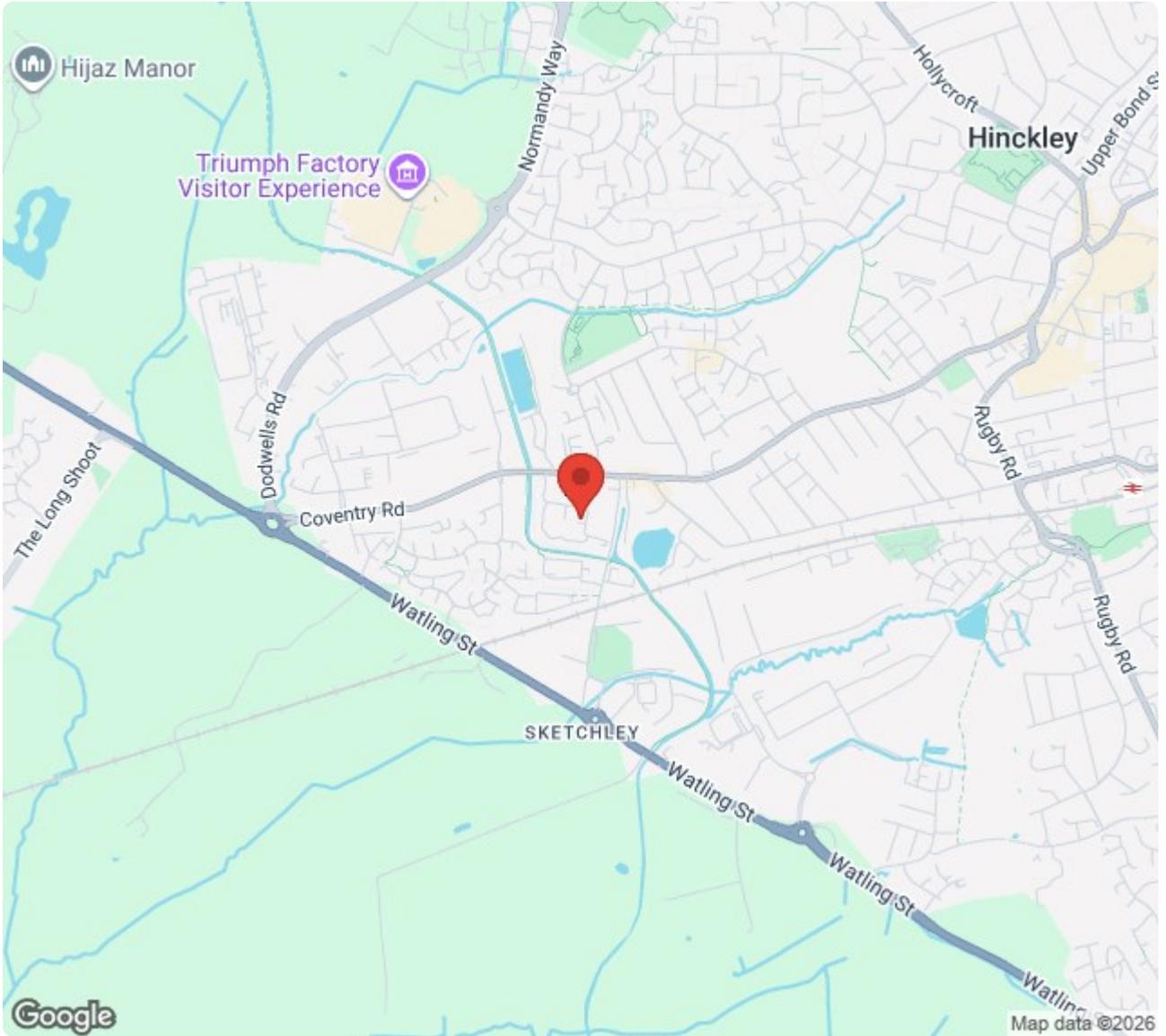


### **OUTSIDE**

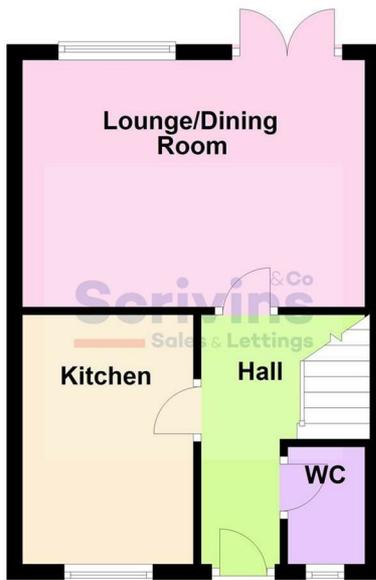
The property is set back from the road having a full width tarmac and slate chipping driveway to front offering ample car parking. There is also a bin store. There is a fully fenced and enclosed rear garden which has been principally hard landscaped having a full width timber decking and slabbed patio adjacent to the rear of the property beyond which the garden is in decorative stone with central slabbed pathway and surrounding beds, timber shed to the top of the garden. Outside light and tap and the garden has a sunny aspect.







**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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