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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16 SAVILLE CLOSE, HINCKLEY, LE10 1SZ

OFFERS OVER £230,000

NO CHAIN. Spacious three bedrooms semi detached home on a good sized plot with open aspect to rear. Sought after and convenient cul de sac location within walking distance of the town centre including shops, schools, doctors, dentists, train and bus station, parks, ASDA superstore, Hinckley Golf club and good access to major road links. In need of some refurbishment, benefiting from feature fireplace, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge, dining room, kitchen and separate WC. Three good sized bedrooms and bathroom. Long driveway offering ample carparking and leads to the single garage. Enclosed rear garden. Carpets, blinds, light fittings and white goods included.

TENURE
Freehold
Council Tax Band C

ACCOMMODATION
UPVC SUDG front door to

ENTRANCE HALLWAY
With stairway to the first floor, radiator, door to

SEPARATE WC
3'11" x 5'4" (1.20 x 1.64)
With low level WC, radiator, built in double cupboard housing the gas and electric meters.

KITCHEN TO SIDE
11'6" x 8'1" (3.52 x 2.48)
With a range of floor standing fitted kitchen units with roll edge working surfaces above, inset drainer sink with mixer tap, oven with gas hob, extractor above and dishwasher. Fridge freezer. A further matching range of wall mounted cupboard units, tiled splashbacks and vinyl flooring. Wall mounted Ideal gas combination boiler. UPVC SUDG door to the side of the property. Wooden and glazed sliding door to

DINING ROOM TO REAR
8'10" x 8'1" (2.71 x 2.48)
With UPVC SUDG door to the rear garden, radiator and archway through to

LOUNGE TO REAR
18'10" x 10'4" (5.75 x 3.17)
With feature fireplace with stone hearth and backing with a white mantle surrounding incorporating a coal effect gas fire, radiator, two matching wall lights.

FIRST FLOOR LANDING
With loft access and door to

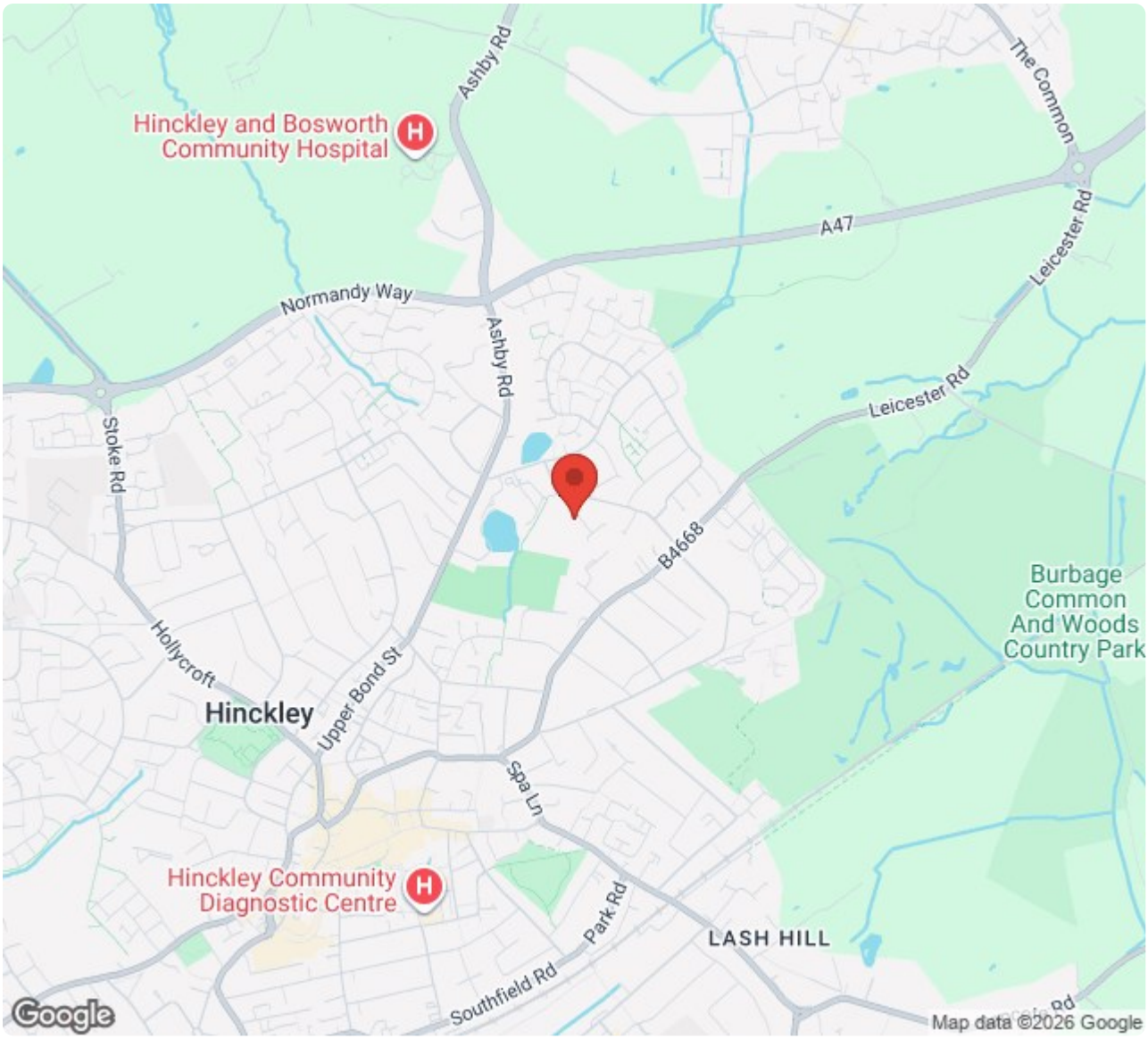
BEDROOM ONE TO REAR
12'11" x 10'5" (3.96 x 3.19)
With radiator.

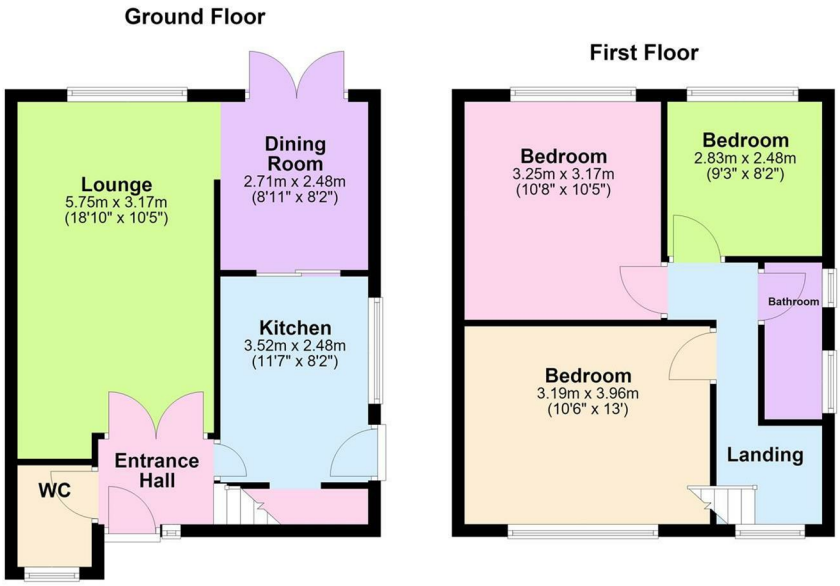
BEDROOM TWO TO FRONT
10'7" x 10'4" (3.25 x 3.17)
With radiator.

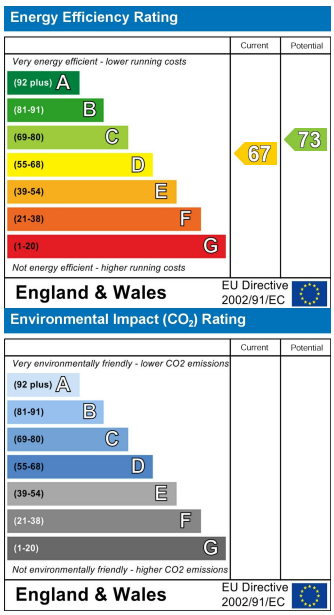
BEDROOM THREE TO REAR
8'1" x 9'3" (2.48 x 2.83)
With radiator.

BATHROOM TO SIDE
5'0" x 8'3" (1.53 x 2.54)
With white panelled bath with mixer tap and electric shower attachment above, low level WC, vanity sink unit, fully tiled surrounds, vinyl flooring and extractor fan.

OUTSIDE
Outside the property is nicely situated in a cul de sac set well back from the road with a good sized front garden that is principally laid to lawn and a long tarmacadam driveway to side offering ample car parking and leading to the brick built garage with up and over door to front. A pedestrian gate to side leads to the good sized enclosed rear garden with a patio adjacent to the rear of the property edged by a low brick wall beyond which the remainder of the garden is principally laid to lawn with a further pathway down the right hand side.







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