Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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11 CLIFTON WAY, HINCKLEY, LE10 0XN

ASKING PRICE £180,000

NO CHAIN. Attractive modern Jelson built town house over looking a green Popular and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, the town centre, bus service and good access to major road links. Benefitting from gas central heating and UPVC SUDG. Offers entrance porch, lounge dining kitchen & conservatory. Two bedrooms and bathroom with shower. Garage en bloc. Viewing highly recommended. Ideal First Time Buy or Buy to Let.







TENURE
Freehold
Council Tax Band A

ACCOMMODATION
UPVC SUDG door to

ENTRANCE PORCH
3'1" x 4'4" (0.96 x 1.33)
With coat hooks, cupboard housing the gas and electric meter and fuse board. Timber and glazed door to

LOUNGE
11'8" x 15'6" (3.56 x 4.74)
With double panelled radiator, coving to ceiling. Feature fireplace with mantle, backing and hearth incorporating a gas fire which is disconnected. Wall lighting and smoke alarm. stairs to first floor landing. Door to

KITCHEN
11'8" x 11'5" (3.58 x 3.48)
With wood effect laminate flooring, double panelled radiator, stone effect working surfaces, freestanding Flavel oven with four ring gas hob above. Tiled splashbacks. Further matching range of wall cupboard units. UPVC SUDG door to



CONSERVATORY
10'9" x 5'2" (3.30 x 1.59)
With wood effect laminate flooring, single panelled radiator, electrics and outside tap. UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING
With smoke alarm and loft access.

BEDROOM ONE TO FRONT
11'8" x 10'4" (3.57 x 3.15)
With single panelled radiator, sliding door to useful storage cupboard with shelving. Three separate built in cupboards with shelving and hanging rails, one housing the Gloworm combination boiler for domestic hot water and gas central heating. Door to



BEDROOM TWO
11'9" x 6'4" (3.59 x 1.95)
With single panelled radiator. Door to



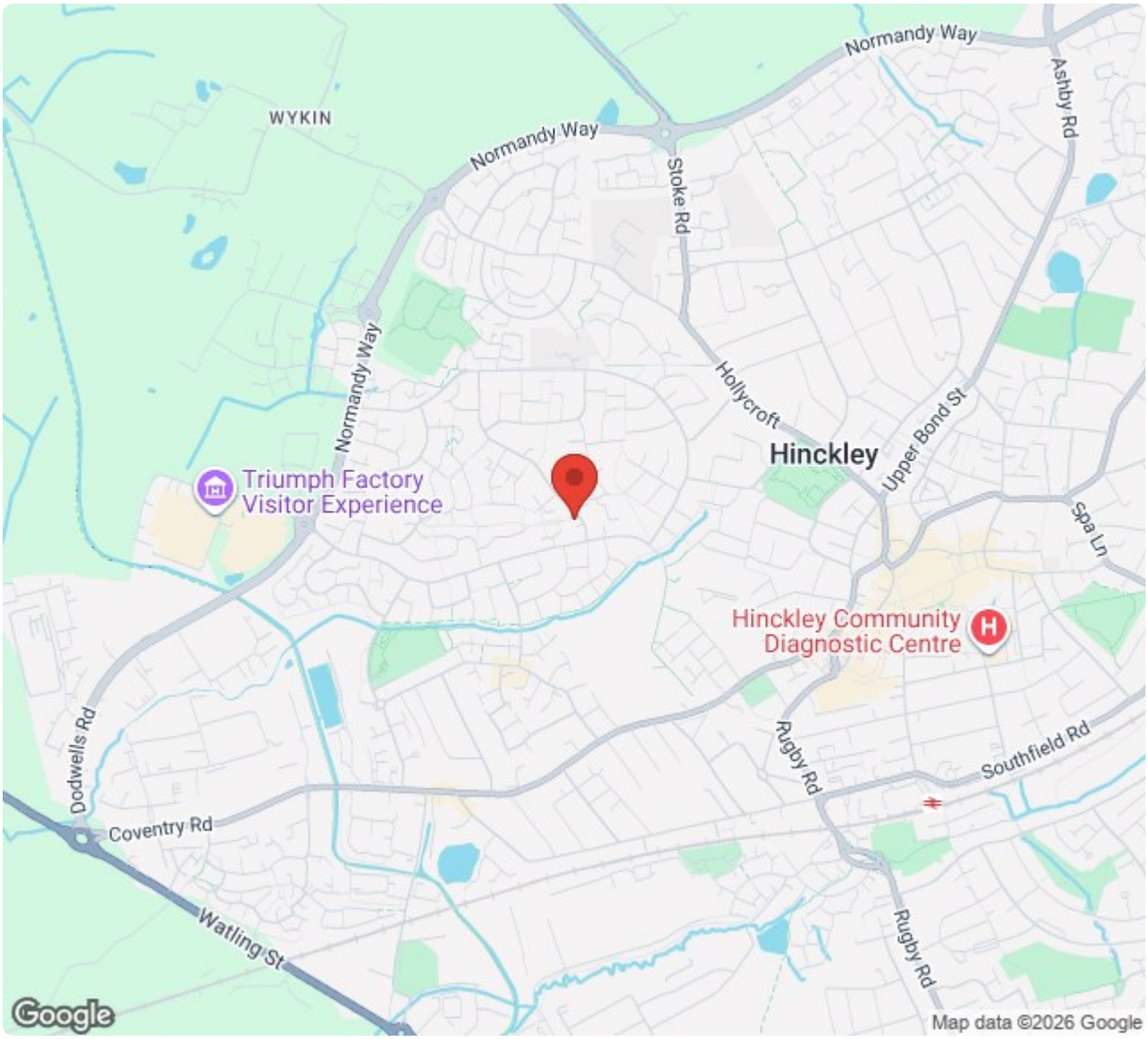
BATHROOM
8'10" x 4'11" (2.71 x 1.50)
With wood effect laminate flooring, three piece suite consisting low level WC, wood panelled bath with electric shower above, chrome taps, tiled surrounds, pedestal wash hand basin with chrome taps, tiled surrounds. Pedestal wash hand basin with chrome taps. Extractor fan and single panelled radiator.



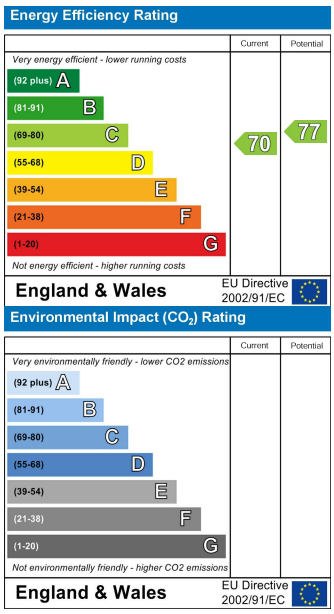
OUTSIDE
Outside the property to the front, the property is set back from the road with a front garden predominately laid to lawn with a concrete slab path leading to the front door surrounded with a decorative stone bed with mature shrubs and outside lighting. Outside to the rear is hard landscaped with concrete slab patio surrounded by beds with mature shrubs. There is a pedestrian gate to the garage on block.











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