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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5 MARYWELL CLOSE, HINCKLEY, LE10 0RT

ASKING PRICE £210,000

No Chain. Attractive modern Jelson built semi detached house on a good sized corner plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, the town centre, The Crescent, train and bus stations and good access to major road links. Immaculately presented and refurbished including white panelled interior doors, LVT flooring, refitted kitchen, bathroom, gas central heating and UPVC SUDG. All windows and doors are new as of 2025 with a 10 year warranty. Offers canopy porch, entrance hall, kitchen and lounge dining room with French doors. Two bedrooms and bathroom with shower. Impressive driveway, ample room for a garage or extension (STPP). Well kept front and sunny rear garden with metal shed. Viewing highly recommended. New carpets, blinds and white goods included.

TENURE
Freehold
Council Tax Band B
EPC Rating C

ACCOMMODATION
Open pitched and tiled canopy porch with outside lighting. Attractive UPVC SUDG and coloured leaded front door to

ENTRANCE HALLWAY
With grey wood finish LVT flooring, double panelled radiator, wall mounted consumer unit, stairway to first floor landing with white spindle balustrades.

REFITTED KITCHEN TO FRONT
5'11" x 9'9" (1.81 x 2.98)
With a fashionable range of stone fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting woodgrain working surfaces above, matching upstands and tiled splashbacks. Further matching range of wall mounted cupboard units, appliance recess points and plumbing for automatic washing machine, gas and electric cooker points. Larder fridge and washing machine are included. Extractor fan, grey woodgrain LVT flooring, remote thermostat for the central heating and domestic hot water.

LOUNGE/DINING ROOM TO REAR
12'4" x 14'6" (3.77 x 4.42)
With double panelled radiator, TV aerial point, door to useful under stairs storage cupboard with double power point and spotlights. UPVC SUDG French doors leading to the rear garden.

FIRST FLOOR LANDING
With white spindle balustrades, door to the airing cupboard housing the Ideal gas condensing combination boiler for central heating and domestic hot water (new as of 2025) with a 10 year warranty. Loft access, the loft is partially boarded.

BEDROOM ONE TO REAR
12'4" x 11'9" (3.78 x 3.59)
With radiator.

BEDROOM TWO TO FRONT

5'11" x 10'2" (1.82 x 3.10)

With built in double wardrobe in white, radiator.

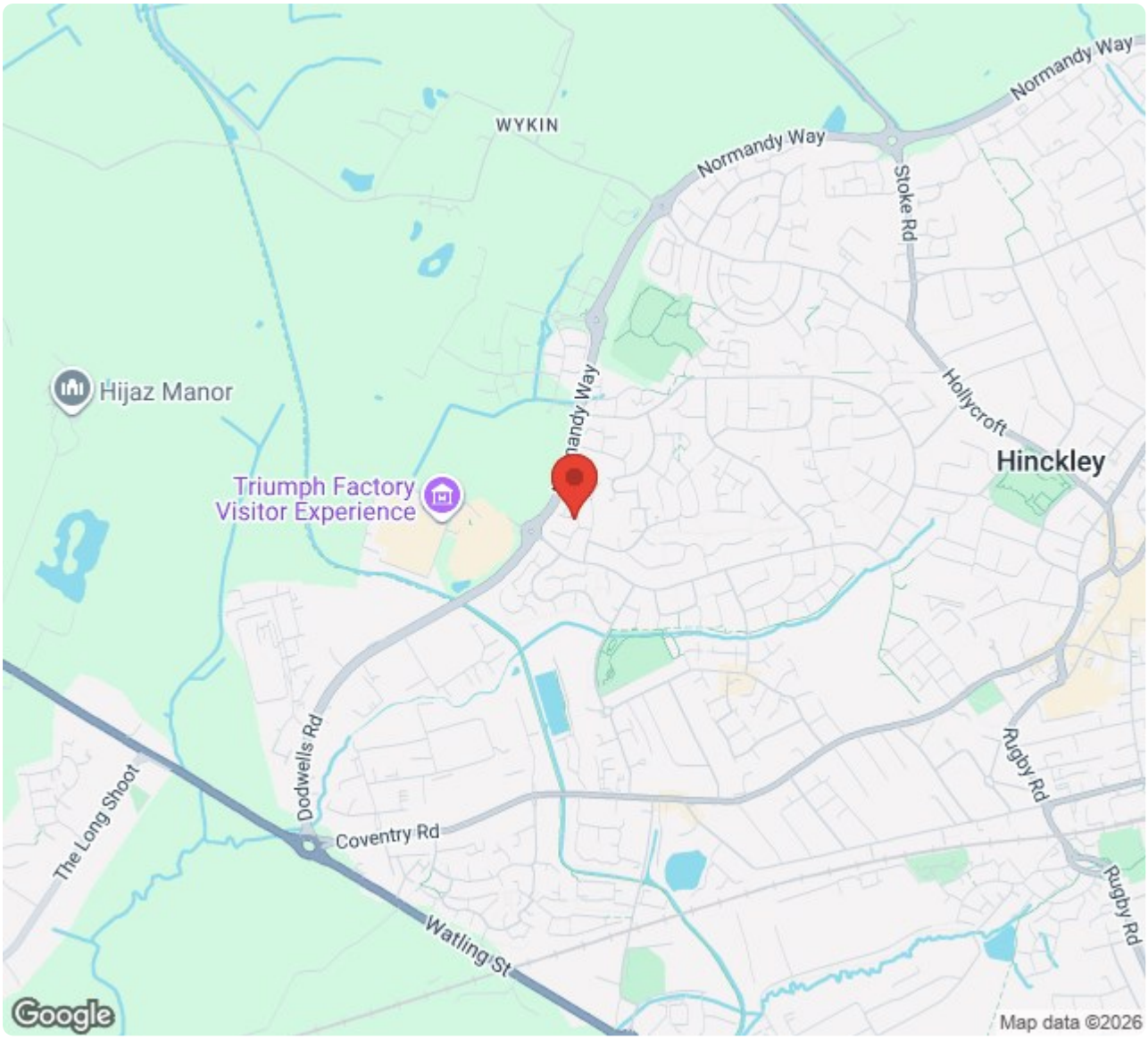
BATHROOM TO FRONT

6'1" x 6'2" (1.86 x 1.89)

With white suite consisting of a double ended panelled bath, electric shower unit above, vanity sink unit with gloss white double cupboard beneath, low level WC. Contrasting tiled surrounds, chrome heated towel rail, extractor fan.

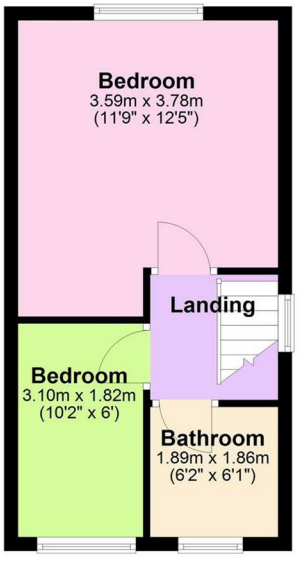
OUTSIDE

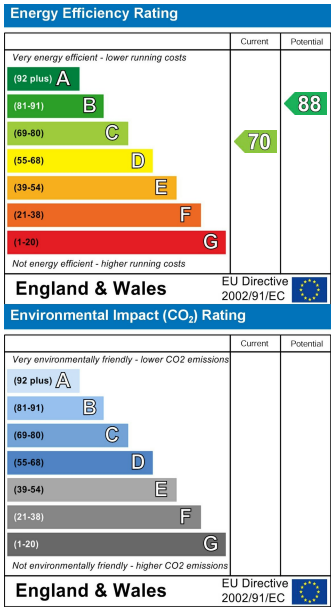
The property is nicely situated in a cul de sac set back from the road screened behind a privet hedge situated on an advantageous corner plot, the front garden is principally laid to lawn. There is a wide stoned driveway to side offering ample car parking and ample room for a garage or extension (STPP). A slabbed pathway, a single and double timber gates offer access to the fully fenced and enclosed rear garden which has a sunny aspect having a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. Cold water tap to the front of the property and side garden has a metal shed measuring 2.68m x 1.52m with metal double doors to front



Ground Floor

First Floor





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