

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



43 APPLEBEES MEADOW, HINCKLEY, LE10 0FL

OFFERS OVER £275,000

Impressive 2005 Crest Nicholson built Langdale design family home, close to Ashby Canal. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, parks, bars and restaurants and good access to the A5 and M69 Motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wooden flooring, coving, smoke alarms, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge, dining room, UPVC SUDG conservatory and fitted kitchen. Four good bedrooms, main with en suite shower room and family bathroom. Driveway to car port and detached garage, front and enclosed rear garden. Contact agents to view. Carpets and blinds included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting, Attractive Grey panel and SUDG front door to

ENTRANCE HALLWAY

With single panelled radiator, coving to ceiling, HIVE thermostat for the central heating system. Doorbell Chime, stairway to first floor. Attractive white six panelled interior doors to

SEPARATE WC

With white suite consisting of low level WC, pedestal wash hand basin, tiled splashbacks, radiator, wall mounted consumer unit and inset ceiling spotlights. Door to



FRONT LOUNGE

16'7" x 15'1" (5.08 x 4.62)

With feature fireplace having ornamental wooden surrounds, raised marble hearth and backing incorporating a living flame pebble effect electric fire. Two radiators, TV aerial point including Sky broadband, coving to ceiling. Door to



REAR DINING ROOM

7'11" x 8'9" (2.43 x 2.67)

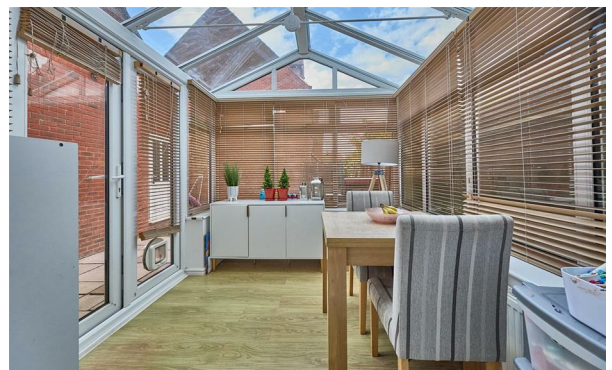
With radiator, coving to ceiling, UPVC SUDG French doors leading to a UPVC SUDG conservatory. Feature archway leads to



CONSERVATORY

8'3" x 9'7" (2.52 x 2.94)

With oak finish laminate wood strip flooring, radiator, three double power points, UPVC SUDG glass roof and UPVC SUDG French doors leading to the rear garden, the conservatory blinds are included.



REAR FITTED KITCHEN

8'6" x 6'6" (2.60 x 1.99)

With a range of gloss cream fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboards units and drawers. Contrasting beech finish roll edge working surfaces above with inset four ring stainless steel gas hob unit. Single stainless steel fan assisted oven with grill beneath, integrated extractor above. Tiled splashbacks, further matching wall mounted cupboard units, one concealing the gas condensing boiler for central heating for domestic hot water (new as of 2024). Appliance recess points, plumbing for automatic washing machine and dishwasher.



FIRST FLOOR LANDING

With white spindle balustrades, coving to ceiling, wired in smoke alarm. Loft access.

FRONT BEDROOM ONE

13'10" max x 12'6" (4.22 max x 3.83)

With radiator, TV aerial point, feature wood panelled wall. Loft access. Door to



EN-SUITE SHOWER ROOM

3'10" x 9'0" (1.19 x 2.75)

With white suite consisting fully tiled double shower cubicle with glazed shower door, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, radiator, inset ceiling spotlights, extractor fan.

REAR BEDROOM TWO

12'7" x 8'1" (3.86 x 2.47)

With radiator.



FRONT BEDROOM THREE

8'1" x 9'3" (2.47 x 2.84)

With radiator.



REAR BEDROOM FOUR

6'10" x 12'8" (2.10 x 3.87)

With radiator, door to airing cupboard housing the cylinder, fitted immersion heater for supplementary domestic hot water.



FRONT BATHROOM

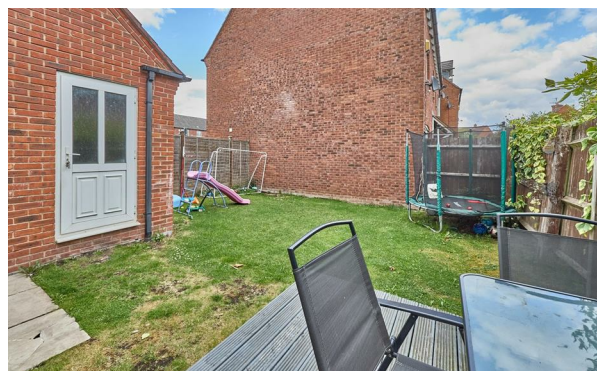
6'8" x 6'4" (2.05 x 1.95)

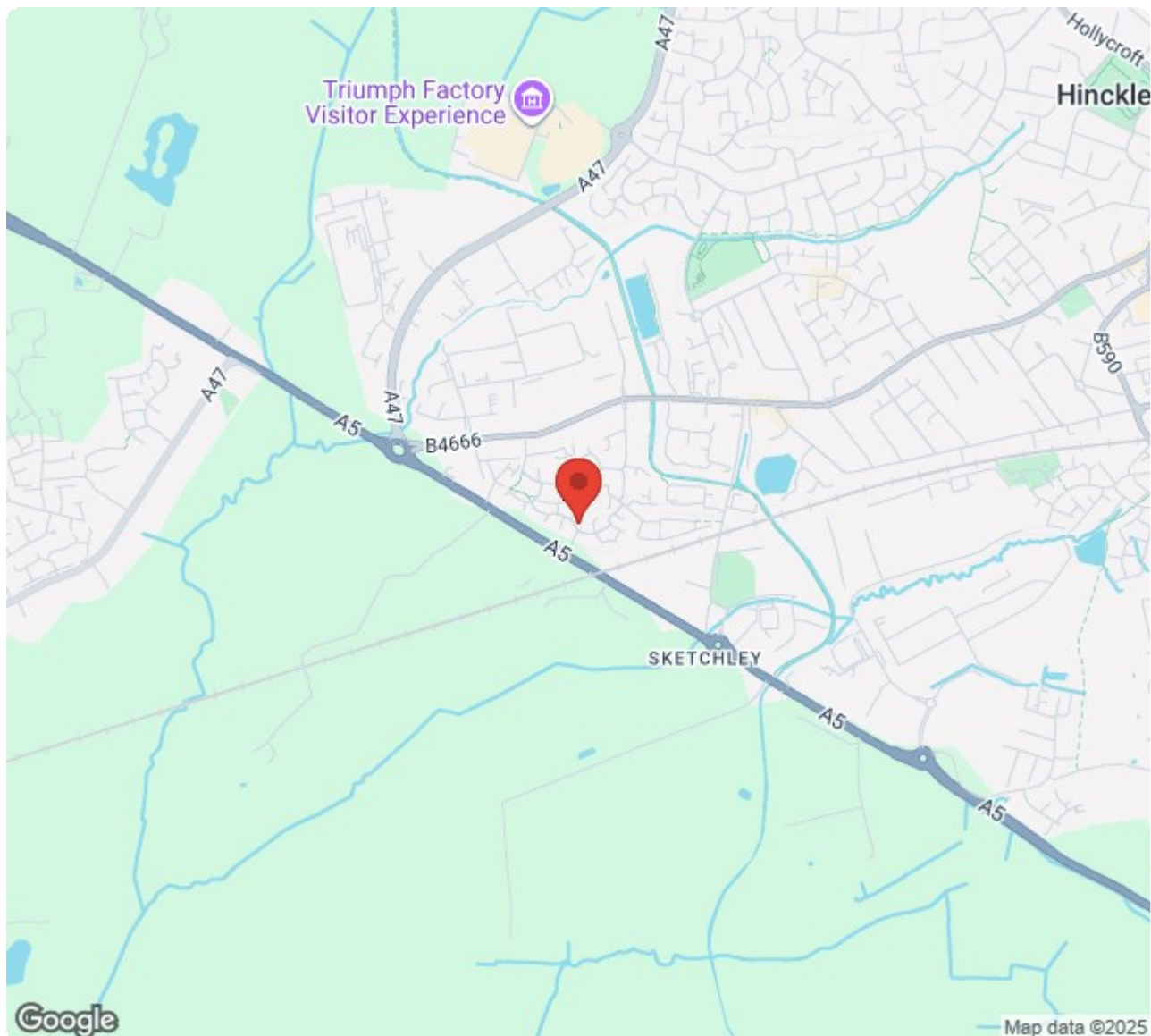
With white suite consisting panelled bath, mixer tap and shower attachment above, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, radiator, inset ceiling spotlights and extractor fan.



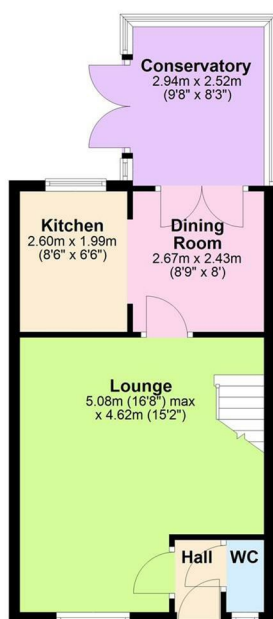
OUTSIDE

The property is nicely set back from the road screened behind a picket fence, the front garden is hard landscaped in decorative stones and block paving. A block paved and tarmacadam driveway lead down the side of the property. The block paved driveway lead down the side of the property to a carport with lighting, beyond which is a detached brick built garage measuring 2.61 x 5.48 with up and over door, UPVC SUDG pedestrian door it has light and power and a pitched roof offering further storage and venting for a tumble dryer. A timber gate offers access to the fully fenced and enclosed rear garden which has a slabbed and timber decking patio adjacent to the rear of the garden beyond which the garden is mainly laid to lawn. There is also an outside tap.

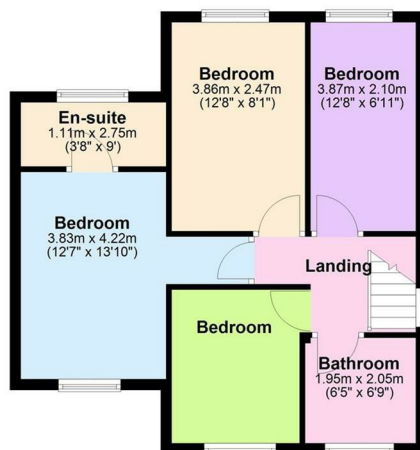




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	78
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		



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