



18 HAYS LANE, HINCKLEY, LE10 0LA

ASKING PRICE £375,000

Extended and spacious four bedroom family home. Popular and convenient non estate location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, the leisure centre, bars and restaurants and with good access to the A5 and M69 motorway. Well presented and benefiting from feature fireplace, laminate flooring, integrated appliances, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, WC, entrance hallway, lounge, kitchen diner, utility and second reception room. Four good sized bedrooms and family bathroom. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Canopy porch to composite front door to

ENTRANCE HALLWAY

12'11" x 6'11" (3.95 x 2.13)

With single panelled radiator, wood effect laminate flooring and coving to ceiling. Under stairs storage housing the electric fuse board. Panelled door to

DOWNSTAIRS WC

3'7" x 4'10" (1.11 x 1.48)

With wood effect laminate flooring, single panelled radiator, low level WC, wall mounted wash hand basin and chrome mixer tap. Door to

LOUNGE

With single panelled radiator, TV aerial point, feature Victorian style fireplace with timber mantle. Panelled door to



KITCHEN DINING ROOM

22'8" x 10'4" (6.91 x 3.17)

With tile effect vinyl flooring. A fashionable range of floor standing matt sage green kitchen cupboard units with brushed chrome handles, solid wood working surfaces above, Belfast style sink with chrome mixer tap and large Range oven with six rings, electric hob above and extractor hood above. Tiled splashbacks and built in dishwasher, fridge and wall mounted Worcester conventional boiler for domestic heating. UPVC SUDG doors to the rear garden and inset ceiling spotlights. Door to



UTILITY ROOM

10'7" x 7'4" (3.23 x 2.24)

With tile effect laminate flooring, composite door to front access, a run of kitchen cupboard units, recess for dryer and plumbing for automatic washing machine. Further range of wall mounted cupboard units, UPVC SUDG door to the rear garden, store cupboard for useful storage. Door to



SECOND RECEPTION ROOM

17'4" x 7'11" (5.29 x 2.43)

With wall mounted electric heater, UPVC SUDG door to the rear garden. Stairs to the first floor landing.



FIRST FLOOR LANDING

With loft access. Door to storage cupboard with shelving and housing the immersion tank.

BEDROOM ONE TO REAR

12'4" x 12'4" (3.77 x 3.76)

With single panelled radiator, walk in wardrobe with shelving and hanging rails.



BEDROOM TWO

11'1" x 12'3" (3.39 x 3.75)

With single panelled radiator and further loft access.



BEDROOM THREE

10'0" x 12'5" (3.05 x 3.79)

With single panelled radiator .



BEDROOM FOUR

10'10" x 7'9" (3.32 x 2.37)

With single panelled radiator.



FAMILY BATHROOM

7'10" x 6'11" (2.40 x 2.12)

With panelled bath with mixer taps and shower attachment with screen to side. Low level WC, vanity sink unit with cupboard beneath and tiled surrounds.



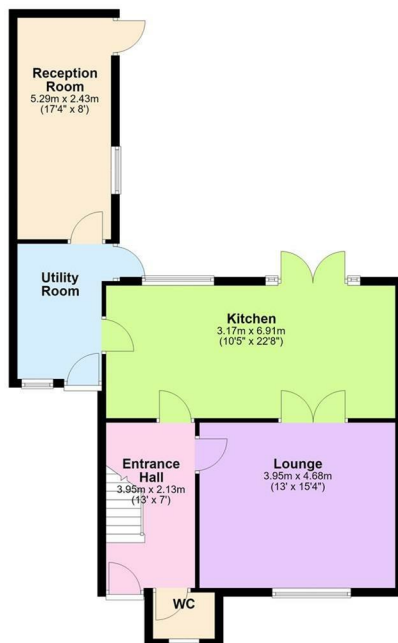
OUTSIDE

The property to front has a tarmacadam driveway, the front garden is predominantly laid to lawn enclosed with hedging and fencing, a pedestrian gate for side access to the rear garden. The rear garden has a patio adjacent to the rear of the property, the garden is predominantly laid to lawn, fenced and enclosed. There is also an outside tap and lighting.

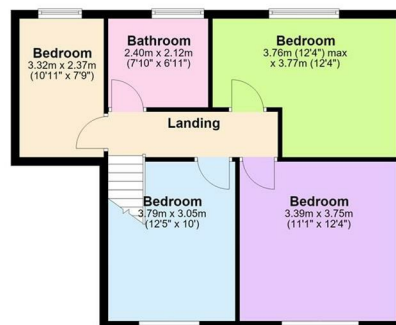




Ground Floor



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		
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		



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