Scrivins & Co Sales & Lettings

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10 FIELDFARE ROAD, HINCKLEY, LE10 3FY

OFFERS OVER £280,000

Impressive 2021 J S Bloor built semi detached family home. Sought after and convenient cul de sac location in this new Hollycroft Grange development, within walking distance of a parade of shops, primary school, doctors surgery, the town centre, the Crescent, train and bus stations, parks, open countryside and with good access to major road links. Immaculately presented, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spot lights, wired in smoke alarms, gas central heating, UPVC SUDG ad UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge, dining kitchen with built in appliances. Three double bedrooms (main with en suite shower rooms) and family bathroom. Driveway to front. Front and enclosed rear gardens. Viewing highly recommended.







TENURE
Freehold
Council Tax Band C
EPC Rating B

ACCOMMODATION
Canopy porch to composite front door to

ENTRANCE HALLWAY
With LVT flooring, double panelled radiator, doorbell chime and wired in smoke alarm. Woodgrain panelled door to

LOUNGE
14'7" x 10'7" (4.47 x 3.24)
With double panelled radiator, TV aerial point and door to under stairs storage cupboard housing the fuse board and shelving. White wooden shutter blinds throughout the property. Door to





DINING KITCHEN
12'11" x 10'5" (3.94 x 3.18)
With wood effect LVT flooring, a range of matt white fashionable floor standing kitchen cupboard units with brushed chrome handles and stone effect working surfaces above. One and a half black resin sink with chrome mixer taps, four ring gas AEG hob with extractor hood above. Built in AEG double oven, built in fridge and freezer and built in Zanussi dishwasher. Further matching range of wall cupboard units, double panelled radiator and smoke alarm. UPVC SUDG French doors to the rear garden. Opening to





UTILITY SPACE
6'6" x 3'5" (2.00 x 1.05)
With matching cupboard units and working surfaces. Wall mounted Ideal Logic combination boiler for domestic hot water and gas central heating. Door to



DOWNSTAIRS WC
With wood effect LVT flooring, wall mounted wash hand basin with tiled splashbacks and low level WC. Single panelled radiator and extractor fan.



FIRST FLOOR LANDING
With single panelled radiator and wired in smoke alarm. Door to

BEDROOM TWO TO REAR
14'2" x 9'3" (4.32 x 2.83)
With single panelled radiator. Door to



BEDROOM THREE TO FRONT
10'3" x 7'3" (3.14 x 2.22)
With single panelled radiator. Door to



FAMILY BATHROOM
7'3" x 6'11" (2.22 x 2.12)
With Herringbone style wood effect vinyl flooring with panelled bath with chrome mixer tap and shower attachment, tiled surrounds and glass shower screen. Wall hung vanity wash hand basin with storage beneath, chrome mixer taps and tiled splashbacks, low level WC, white fashionable towel heater and extractor fan.





SECOND FLOOR LANDING

BEDROOM ONE
14'8" x 10'6" (4.49 x 3.21)
With single panelled radiator. Door to





EN SUITE SHOWER ROOM

7'10" x 6'7" (2.41 x 2.02)

With Herringbone style wood effect vinyl flooring, three piece suite consisting of a shower enclosure with bar shower and tiled surrounds. Low level WC, vanity wash hand basin with storage beneath, chrome mixer tap and splashbacks above. Velux window.

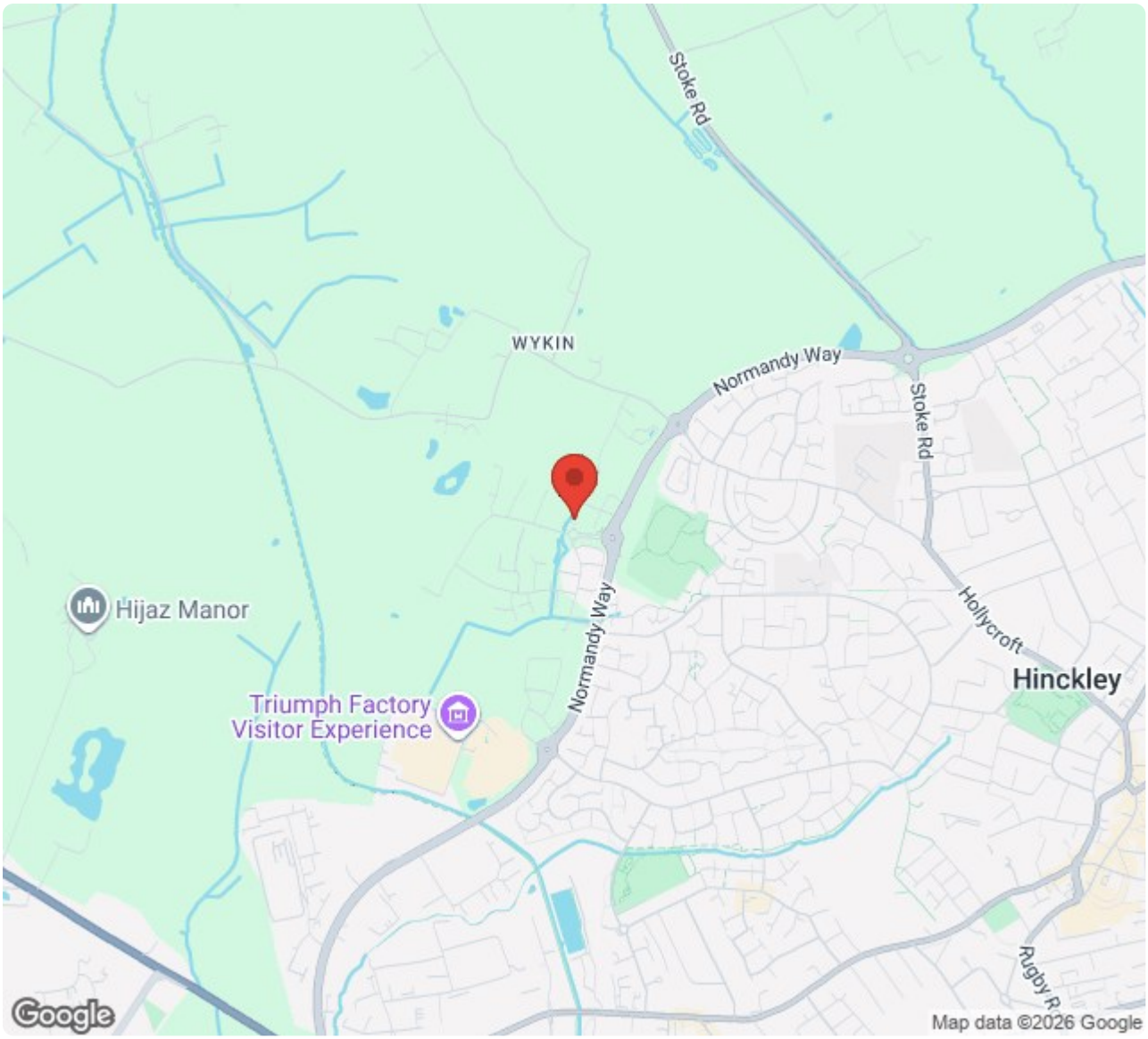


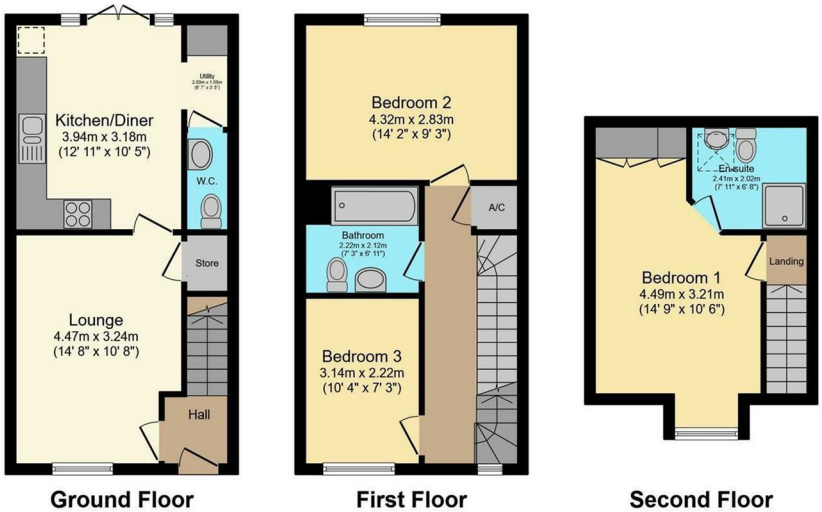
OUTSIDE

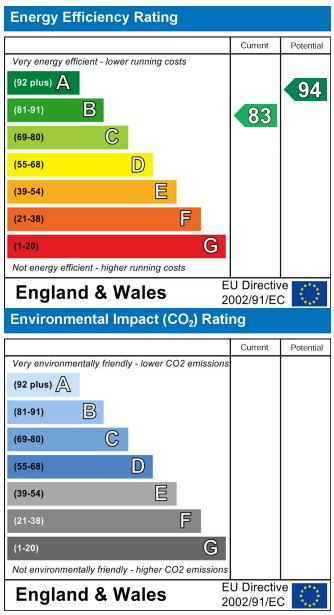
The property to front has a double tarmacadam driveway leading with a composite pathway leading to the front door, the front garden is laid to decorative stone. There is a pedestrian access to a timber gate to the rear garden. A timber deck adjacent to the rear of the house, the garden is fenced and enclosed and predominantly laid to lawn with a raised sleeper bed, further concrete slabbed patio to the bottom of the garden and an outside tap.











Total floor area 93.4 sq.m. (1,005 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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