Scrivins & Co Sales & Lettings

**Scrivins & Co Ltd** 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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# 8 MEADOW CLOSE, WOLVEY, LE10 3LW

## OFFERS OVER £410,000

No Chain. Impressive F E Downes built detached family home. Sought after and convenient cul de sac location within walking distance of the village centre including shop/post office, school, Doctors surgery, public houses, open countryside and with good access to the A5 and M69 motorway. Well presented including panelled interior doors, ceramic tiled flooring, coving, refitted kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, separate WC, lounge diner, snug, kitchen and utility room. 4 bedrooms and family bathroom. Wide driveway to double garage. Well kept front and enclosed rear garden. Viewing highly recommended.







## TENURE
Freehold
Council Tax Band F
EPC Rating E

## ACCOMMODATION
UPVC SUDG front door to

## ENTRANCE PORCH
7'8" x 3'10" (2.36 x 1.17)
With wood effect vinyl flooring and lighting. Timber and glazed door to

## ENTRANCE HALLWAY
13'8" x 7'6" (4.17 x 2.31)
With wood effect vinyl flooring, radiator with decorative radiator cover, coving to ceiling and wall panelling. Stairway to the first floor. Door to

## DOWNSTAIRS WC
7'4" x 3'10" (2.26 x 1.17)
With wood effect vinyl flooring, vanity unit housing the wash hand basin with chrome mixer taps, tiled splashbacks, low level WC and further storage. Single panelled radiator.

## L SHAPED THROUGH LOUNGE/DINER
10'9" x 9'10" (3.30 x 3.00)
With double panelled radiator and TV aerial point. Multi fuel burning stove with slate hearth, UPVC SUDG sliding doors to the rear garden. Archway to





## SNUG
With double panelled radiator and wood effect vinyl flooring. Door to



## KITCHEN

12'11" x 9'10" (3.96 x 3.00)

With wood effect vinyl flooring, a range of floor standing cream gloss kitchen cupboard units with wood effect working surfaces, built in fridge and freezer and built in Hotpoint dishwasher. Hi-Sense double oven with four ring Russell Hobbs induction hob unit with extractor hood above, stainless steel drainer sink with chrome mixer taps. Further matching range of wall cupboard units, inset ceiling spotlights and door to lobby. Further timber and glazed door to the rear garden and pedestrian door to the garage. Door to



## UTILITY AREA

6'0" x 5'4" (1.83 x 1.65)

With matching units to the kitchen, stainless steel drainer sink with black mixer tap. Plumbing for automatic washing machine. Floor standing Eurostar conventional oil burning boiler for gas and heating and domestic hot water.



## FIRST FLOOR LANDING

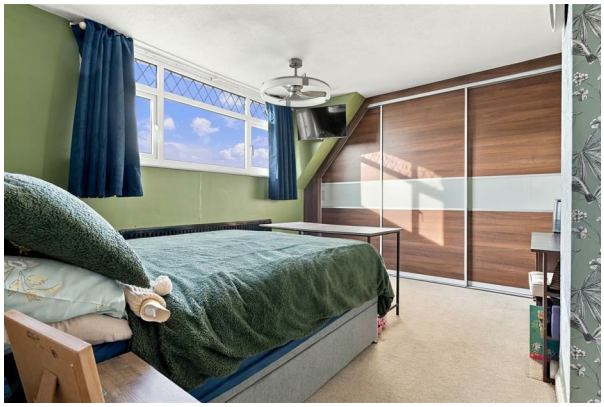
12'9" x 7'6" (3.91 x 2.31)

With loft access, the loft is full boarded with a ladder. Radiator with decorative cover. Door to

## BEDROOM ONE TO FRONT

12'9" x 11'1" (3.89 x 3.40)

With single panelled radiator, built in wardrobes with sliding doors and hanging rails.



## BEDROOM TWO TO REAR

12'11" x 9'10" (3.96 x 3.00)

With single panelled radiator.



**BEDROOM THREE TO REAR**
12'0" x 9'4" (3.68 x 2.87)
With single panelled radiator.



**BEDROOM FOUR TO FRONT**
With single panelled radiator.



**FAMILY BATHROOM**
10'9" x 8'2" (3.30 x 2.51)
With wood effect laminate flooring, four piece suite consisting of a glazed shower enclosure with wall mounted Mira electric shower, PVC wall panelling, corner bath with graphite coloured mixer tap, low level WC and vanity wash hand basin with chrome mixer taps and storage beneath. Built in cupboard housing the immersion tank for the domestic hot water.



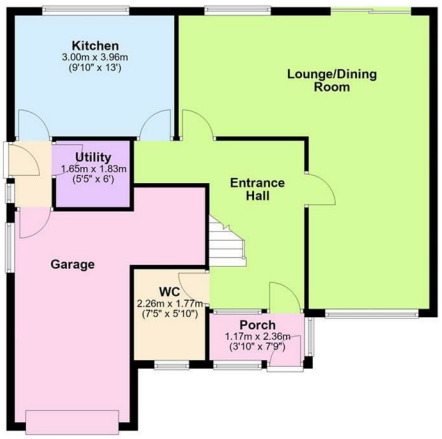
**OUTSIDE**
The property to front has a tarmacadam driveway leading to a single garage with electric roller door, the garage has electric and lighting. A pedestrian gate and slabbed pathway adjacent to the rear of the property lead to a timber raised deck, the garden is predominantly laid to lawn, fenced and enclosed with summer house which is currently used as a gym with electric and lighting. The summer house has a separate section for storage, outside tap, lighting and an external socket.





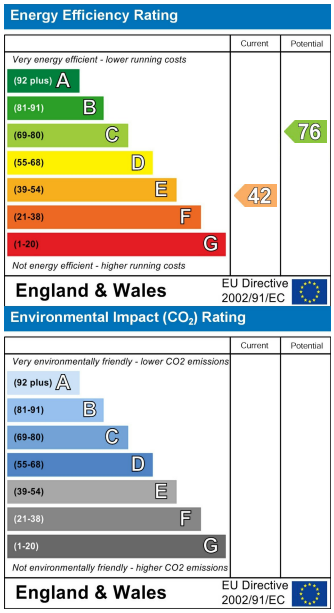



Ground Floor




First Floor




naea | propertymark PROTECTED
arla | propertymark PROTECTED

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