

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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12 DALE END CLOSE, HINCKLEY, LE10 0PD

OFFERS IN THE REGION OF £180,000

NO CHAIN. Modern semi detached house. Sought after and convenient cul de sac location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, leisure centre, parks, bars, restaurants and with good access to A5 and M69 motorway. In need of updating, the property benefits from gas central heating and UPVC SUDG. Offers entrance porch, lounge, dining kitchen and conservatory. Two good bedrooms and shower room. Carport to side. Front and enclosed sunny rear garden with sheds. Viewing highly recommended.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE PORCH

Cupboard housing the Electric consumer unit and gas and electric meter. Wooden and glazed door to the

FRONT LOUNGE

12'3" x 13'6" (3.75 x 4.12)

With feature fireplace incorporating a coal effect gas fire with marble hearth and backing, wooden surrounds. TV aerial points. Laminate wood strip flooring. Stairway to first floor. Double panelled radiator. Thermostat for central heating and hot water. Sliding wooden doors to



REAR KITCHEN

12'3" x 9'7" (3.75 x 2.94)

With a fitted kitchen with a range of floor standing kitchen units with one and a half bowl composite sink and drainer, mixer taps above, cupboard beneath. BEKO electric oven and grill. Appliance recess points. Fridge freezer (Included). Laminate wood strip flooring, further range of wall mounted cupboard units. Double panelled radiator. UPVC SUDG sliding doors to the UPVC SUDG. BAXI gas boiler for central heating.



CONSERVATORY

12'0" x 6'6" (3.66 x 2.00)

With laminate wood strip flooring, wall lights, UPVC SUDG door to rear garden.



FIRST FLOOR LANDING

With loft access. Attractive white panelled interior door to

FRONT BEDROOM ONE

9'10" x 12'4" (3.01 x 3.76)

With a range of fitted wardrobes consisting two double with cupboards above, wall lights and two freestanding wardrobes. Single panelled radiator.



REAR BEDROOM TWO

6'7" x 9'7" (2.02 x 2.94)

With airing cupboard housing the cylinder for the hot water. Single panelled radiator. Door to



REFITTED SHOWER ROOM

6'8" x 5'5" (2.04 x 1.67)

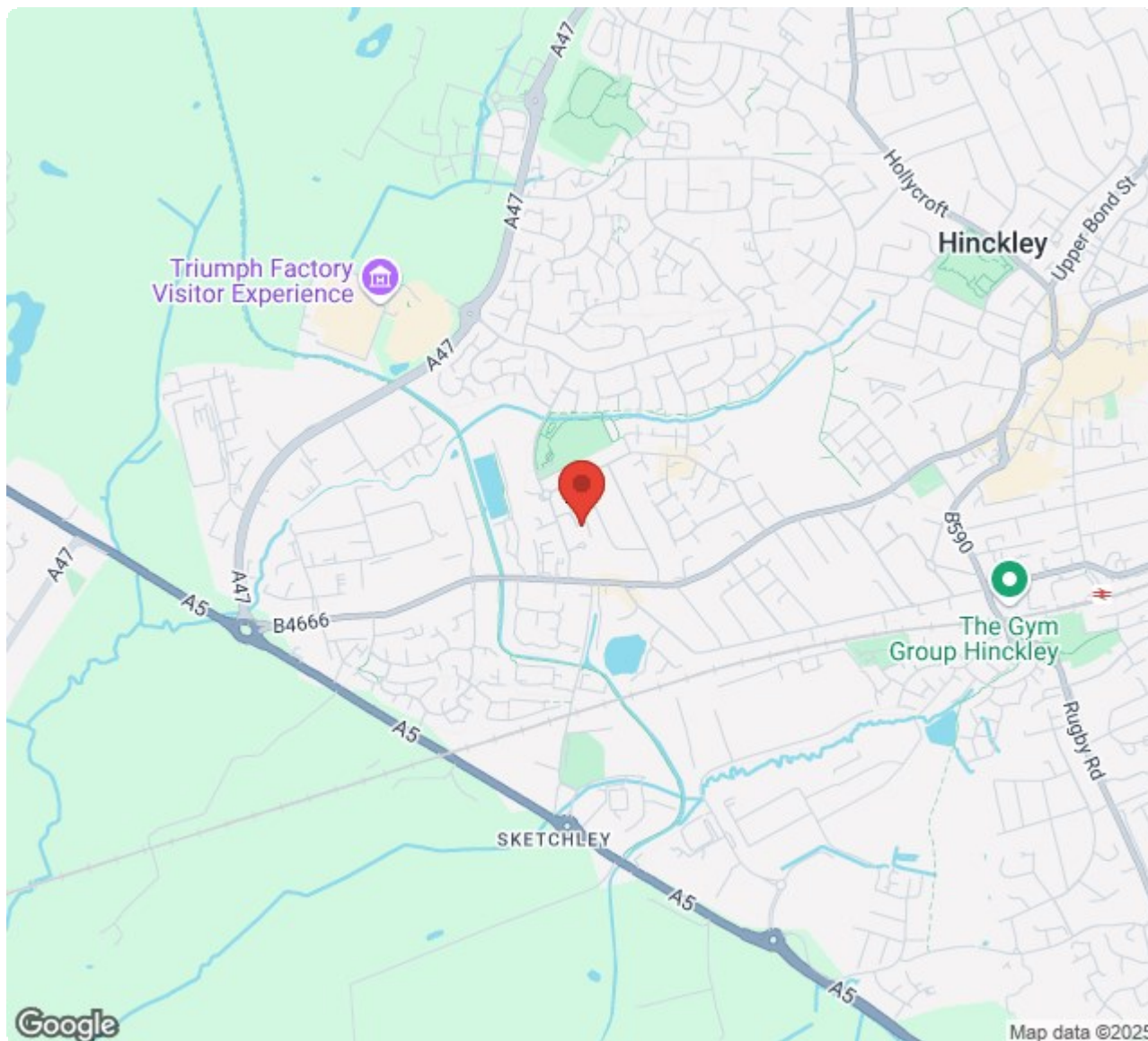
With walk in shower cubicle with seat and mixer shower, vanity sink unit, low level WC, chrome heated towel rail. Laminate wood strip flooring.



OUTSIDE

The property is nicely situated set back from the road with a lawned front garden with a slabbed pathway to the front door, shared tarmac driveway to the side and carport. Timber gate to side offers access to the fenced and enclosed rear garden adjacent to the rear of the property is a slabbed patio area as well as to the side and top of the garden. A metal shed is included. The remainder of the garden is principally laid to lawn with surrounding beds. Metal shed and plastic shed included.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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