

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 57 RIETH CLOSE, HINCKLEY, LE10 0YR

**£325,000**

Impressive 2017 Redrow built traditionally styled Shrewsbury design detached family home. Sought after and convenient cul de sac development within walking distance of the Town centre, the crescent, local schools, doctors, dentist, train and bus stations and good access to major road links. Well presented contemporary style interior, NHBC guaranteed energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, open plan fitted dining kitchen, utility room and separate WC. Four good bedrooms (main with ensuite shower room) and family bathroom. Driveway to integral garage. Front and enclosed rear garden. Viewing recommended. Carpets included.



## TENURE

Freehold

## ACCOMMODATION

Open pitch and tiled canopy porch with overhead lighting. Attractive composite panelled SUDG front door to

## ENTRANCE HALLWAY

with single panelled radiator. Thermostat for central heating system. Wired in smoke alarm. Stairway to first floor. Attractive white 2 panel interior doors to

## FRONT LOUNGE

10'11" x 15'1" (3.34 x 4.61)

with radiator. TV and telephone point.



## FITTED DINING KITCHEN TO REAR

17'5" x 10'8" (5.33 x 3.26)

with a fashionable range of mushroom fitted kitchen units with soft close doors consisting inset 1 and a half bowl single drainer stainless steel sink unit with mixer taps above, double base unit beneath with pull out bin. Further matching floor mounted cupboard units and three drawer unit. Contrasting white working surfaces above with inset four ring stainless steel gas hob unit. Stainless steel splashback. Stainless steel chimney extractor hood above. Matching upstands. Further matching wall mounted cupboard units. One tall pull out larder cupboard. Further integrated appliances include a double fan assisted oven with grill and fridge freezer. Double panelled radiator. Wired in heat detector. Useful under stairs storage cupboard. UPVC SUDG French doors lead to the rear garden.



## UTILITY ROOM TO REAR

7'1" x 6'2" (2.17 x 1.88)

with matching units from the kitchen consisting inset single drainer stainless steel sink unit with mixer taps above, double base unit beneath. White working surfaces above. Matching upstands. Further wall mounted cupboard units housing the gas condensing combination boiler for central heating and domestic hot water with digital programmer. Appliance recess points. Plumbing for automatic washing machine. Radiator. Extractor fan. White composite panelled and SUDG door leads to the rear garden. Door to

## SEPARATE WC

with white suite consisting low level WC. Wall mounted sink unit. Tiled splashbacks. Radiator.

## FIRST FLOOR LANDING

with radiator. Wired in smoke alarm. Door to the airing cupboard housing the cylinder fitted immersion heater for supplementary domestic hot water and the controls for the solar panels. Loft access.

## FRONT BEDROOM ONE

11'0" x 13'9" (3.36 x 4.21)

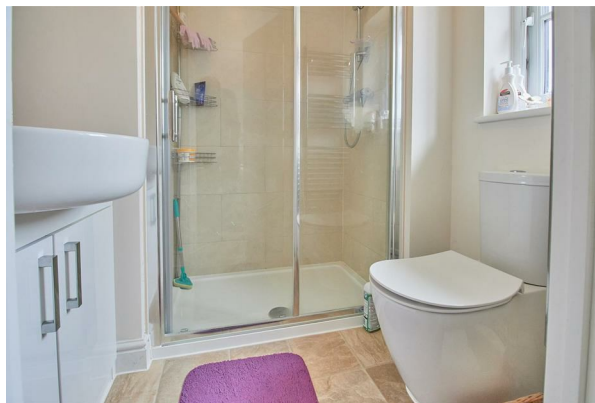
with radiator. TV aerial point. Door to



### ENSUITE SHOWER ROOM

6'5" x 5'5" (1.97 x 1.67)

with white suite consisting fully tiled double shower cubicle with glazed shower doors. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Shaver point. Chrome heated towel rail. Extractor fan.



### BEDROOM TWO TO REAR

8'7" x 13'6" (2.64 x 4.12)

with radiator.



### BEDROOM THREE TO REAR

12'4" x 8'5" (3.78 x 2.58)

with radiator.



### BEDROOM FOUR TO FRONT

12'3" x 9'5" (3.75 x 2.89)

with radiator. Data connection point.



## **FAMILY BATHROOM TO REAR**

6'2" x 8'10" (1.90 x 2.70)

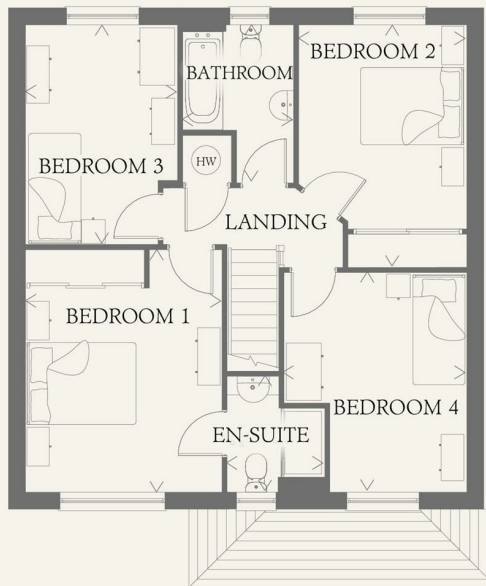
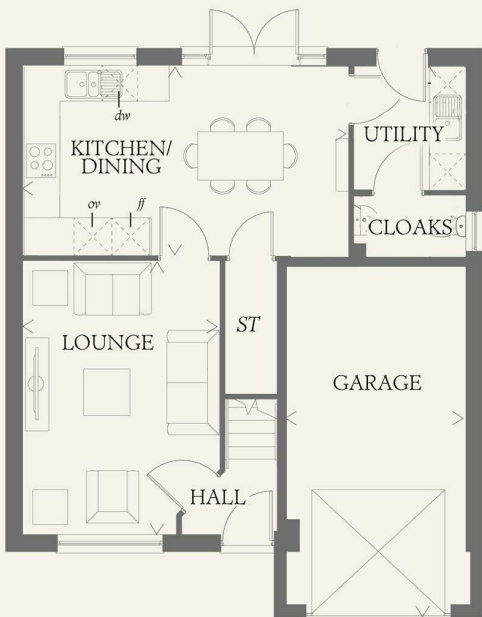
with white suite consisting panelled bath, shower unit above and glazed shower screen to side. Low level WC. Wall mounted sink unit. Chrome heated towel rail. Shaver point. Extractor fan.



## **OUTSIDE**

the property is nicely situated in a cul de sac set back from the road. The front garden is principally laid to lawn with surrounding beds. There is a double width tarmacadam driveway leading to a single integral garage with up and over door to front, light and power. A slabbed pathway and timber gate lead down the right hand side of the property leading to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with central slate chipping pathway leading to a circular compass with surrounding railway sleepers, slate chippings and raised beds with shrubs and plants. There is an outside tap, light and outside power point to the bottom of the garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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