

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



10 ARGUILE PLACE, HINCKLEY, LE10 0GH

ASKING PRICE £240,000

NO CHAIN. Impressive 2003 Fairclough Homes built 3 storey 4 bedroomed family home with open aspect to rear. Small sought after and convenient courtyard style development within walking distance of the town centre, the Crescent, schools, doctors, dentist, Leisure Centre, Train and Bus stations, Hollycroft park and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, coving, porcelain/ wooden flooring, wired in smoke alarms, spot lights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, separate WC, lounge, fitted kitchen and UPVC SUDG conservatory/ dining room. Four bedrooms (main with en suite shower room) and family bathroom. Driveway to garage. Hard landscaped sunny rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Open pitch and tiled canopy porch with outside lighting. Attractive grey panelled and SUDG front door to

ENTRANCE PORCH

with porcelain tiled flooring. single panelled radiator. Telephone point. Overhead lighting. Coving to ceiling. Attractive white 6 panel interior doors to

ENTRANCE HALLWAY

with porcelain tiled flooring. Single panelled radiator. Wired in smoke alarm. Coving to ceiling. Stairway to first floor with white spindle balustrades. useful under stairs storage cupboard beneath with fitted shelving and lighting. Communicating door to the garage. Door to

SEPARATE WC

with low level WC. Pedestal wash hand basin. Contrasting tiled surrounds. Porcelain tiled flooring. Extractor fan. Coving to ceiling.

FITTED BREAKFAST KITCHEN TO REAR

15'10" x 8'2" (4.83 x 2.51)

with a range of walnut finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, cupboards beneath. Further matching floor mounted cupboard units and drawers. Contrasting roll edge working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units, including two display units with glazed doors. Black Flavell Range cooker included with an 8 ring gas hob unit. Two ovens and a grill beneath. Stainless steel chimney extractor hood above. Appliance recess points. Plumbing for a washing machine and dishwasher. Wall mounted gas boiler for central heating and domestic hot water with digital programmer. Concealed lighting over the working surfaces. Porcelain tiled flooring. Radiator. Coving to ceiling. Inset ceiling spotlights. White wood panelled and SUDG door to the rear garden. UPVC SUDG French doors to



UPVC SUDG CONSERVATORY/ DINING ROOM

8'6" x 11'7" (2.60 x 3.54)

with grey laminate tiled flooring. Double panelled radiator. Two matching wall lights. TV aerial lead. UPVC SUDG French doors to rear garden.



FIRST FLOOR LANDING

with radiator. Wired in smoke alarm. Coving to ceiling. Stairway to second floor with white spindle balustrades.

LOUNGE TO FRONT

15'9" (max.) x 17'7" (max.) (4.82 (max.) x 5.38 (max.))

L-shaped with laminate wood strip flooring. Two double panelled radiators. TV aerial point Coving to ceiling.



BEDROOM TWO TO REAR

15'7" (max.) x 9'11" (max.) (4.77 (max.) x 3.03 (max.))

L-shaped with double panelled radiator. Inset ceiling spotlights. Coving to ceiling.



SECOND FLOOR LANDING

with white spindle balustrades. Radiator. Coving to ceiling. Wired in smoke alarm. Door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary domestic hot water. Loft access.

BEDROOM ONE TO REAR

9'11" x 11'8" (max.) (3.03 x 3.57 (max.))

with a range of fitted bedroom furniture in beech consisting 3 double wardrobe units. Laminate wood strip flooring. Radiator. TV aerial point. Door to



EN SUITE SHOWER ROOM

5'4" x 5'10" (1.65 x 1.78)

with fully tiled shower cubicle with glazed shower door. Pedestal wash hand basin with mirror fronted bathroom cabinet and shaving light above. Low level WC. Contrasting tiled surrounds. Laminate wood strip flooring. Radiator. Inset ceiling spotlights. Extractor fan.



BEDROOM THREE TO FRONT

10'0" x 7'2" (3.06 x 2.19)

with radiator.



BEDROOM FOUR TO FRONT

6'4" x 10'6" (1.95 x 3.21)

with radiator.



FAMILY BATHROOM

5'7" x 8'2" (1.71 x 2.51)

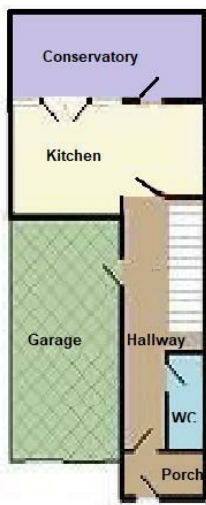
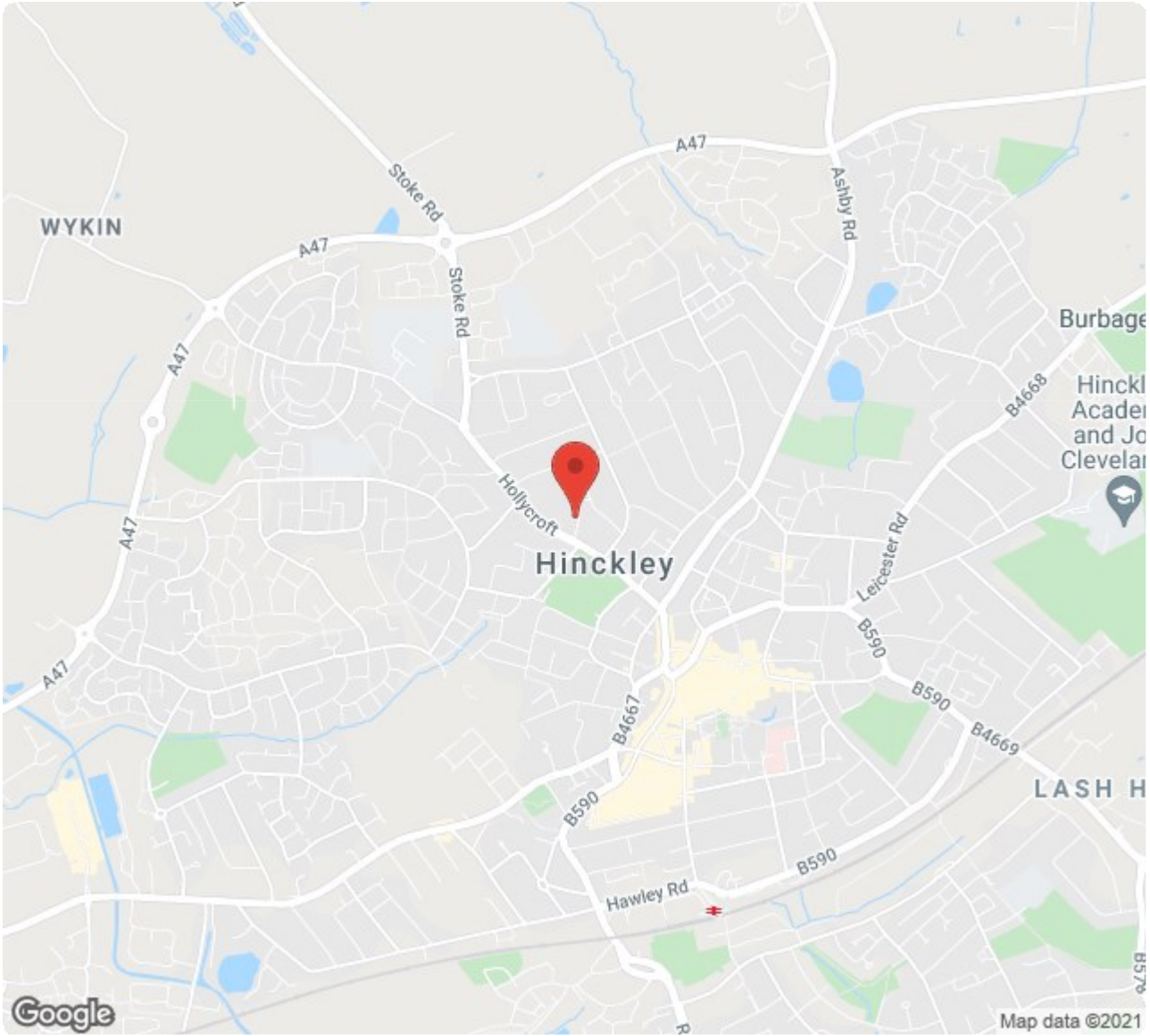
L-shaped with panelled bath, electric shower unit above and glazed shower screen to side. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. White heated towel rail. Inset ceiling spotlights. Extractor fan. Shaver light over the sink.



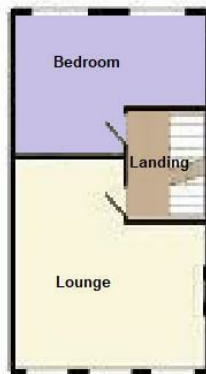
OUTSIDE

the property is nicely situated in a private block paved courtyard setting set back from the road having a double width stoned and tarmacadam driveway to front leading to a single integral garage (5.10 x 2.58) with up and over door to front, wall mounted consumer unit, light and power. There is pedestrian access to the fully fenced and enclosed rear garden which has been hard landscaped in flagstone. The garden has a sunny aspect which overlooks a wooded area to rear. Outside tap.

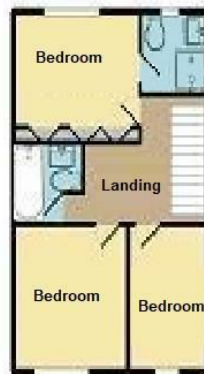




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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	



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