

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

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6 FRIARY CLOSE, HINCKLEY, LE10 1HD

OFFERS OVER £280,000

Extended modern detached family home with open aspect to rear. Sought after and highly convenient cul de sac location within walking distance of the town centre, the Crescent, local schools, the leisure centre, Queens park, doctors surgery, train and bus station, and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, feature open fireplace, re fitted kitchen, gas central heating and UPVC SUDG. Offers entrance porch, dining kitchen and lounge. Three bedrooms and bathroom with shower. Driveway to front and side and single garage. Enclosed rear garden. Carpets and blinds included.



TENURE

Freehold

Council Tax Band C

EPC Rating D

ACCOMMODATION

UPVC SUDG front door to the

KITCHEN/DINER TO FRONT

14'10" (max) x 13'4" (max) (4.54 (max) x 4.08 (max))

With a range of floor standing fitted kitchen units with white roll edge working surfaces above an an inset composite black drainer sink with black mixer tap. Oven with electric hob above, appliance recess points and a space for a fridge freezer and a further matching range of wall mounted cupboard units. There is also a matching kitchen island unit with seating and two cupboards and a matching roll edge working surface, laminate tiled flooring, inset ceiling spotlights and a white panelled interior door to the under stairs storage cupboard. Further white panelled interior door to the garage. Door to the



LOUNGE TO REAR

18'11" x 14'7" (5.78 x 4.45)

With a feature fireplace with a slate hearth, wooden mantle above and incorporating a black log burner, laminate tiled flooring, inset ceiling spotlights, two vertical radiators and UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With loft access, inset ceiling spotlights, smoke alarm. White panelled interior door to

BEDROOM ONE TO REAR

8'10" x 11'10" (2.71 x 3.63)

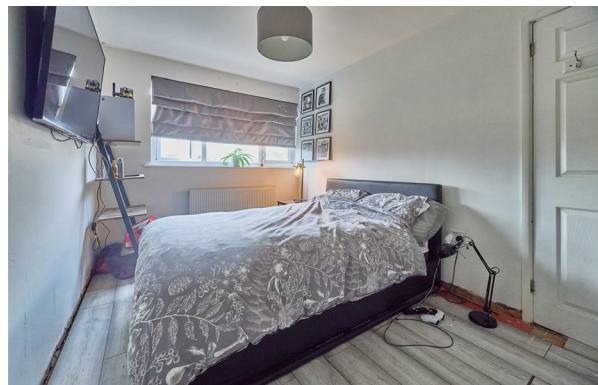
With laminate wood strip flooring, and radiator.



BEDROOM TWO TO REAR

11'10" 8'2" (3.63 2.49)

With laminate wood strip flooring and radiator.



BEDROOM THREE TO FRONT

6'4" x 8'11" (1.95 x 2.73)

With radiator.

BATHROOM TO REAR

5'7" x 6'6" (1.71 x 1.99)

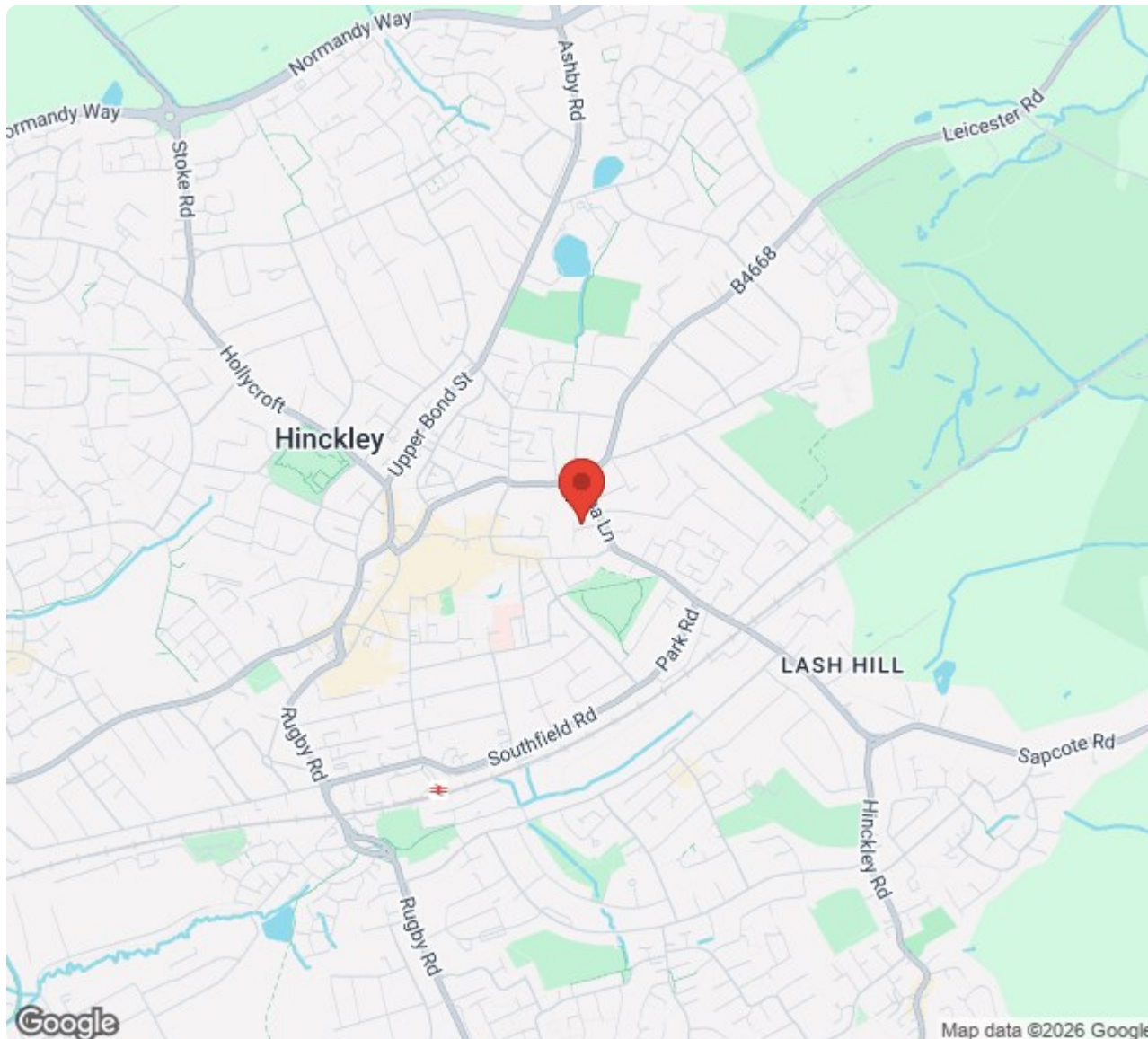
With white panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, fully tiled surrounds and chrome heated towel rail. Tiled Flooring, inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated in a cul de sac, set back from the road having an impressive frontage. The front garden is principally laid to lawn having a central bloc paved and slabbed driveway leading to a carport and a single brick built garage. (2.35m x 5.13m) with double and metal doors to front and rear pedestrian door. Also has light and power. Attached to the front of the house is a brick store housing the meters. Ample room for an extension subject to planning permission. Outside tap. Timber gate offers access to the rear garden which is enclosed by panelled fencing and high brick retaining wall. Having a full width slabbed patio adjacent to the rear of the property edged by a low brick retaining wall. Beyond which the garden is principally laid to lawn. To the top of the garden there is a full width slabbed patio . Outside security light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	79
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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