

**Scrivins & Co Ltd** 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**88 PADDOCK WAY, HINCKLEY, LE10 0FJ**

**OFFERS OVER £315,000**

Impressive Crest Nicholson built detached family home. Sought after and convenient location close to Ashby Canal with good access to the town, the Crescent, local schools, train and bus stations and major road links, including the A5 and M69 motorway. Immaculately presented and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, spotlights, wired in smoke alarm, fitted wardrobes, feature fireplace. Gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge and kitchen dining room. Four good sized bedrooms, two with en-suite shower rooms and main with dressing room, and family bathroom. Driveway with carport to side leads to detached garage. Front and enclosed rear garden. Viewing highly recommended. Carpets, blinds and light fittings included.



## TENURE

Freehold

Council tax band D

## ACCOMMODATION

Open pitched and tiled canopy porch. Attractive double glazed front door to

## ENTRANCE HALLWAY

With laminate wood strip flooring, stairway to first floor with spindle balustrades, single panelled radiator. Attractive white panelled interior door to

## SEPARATE WC

With low level WC, pedestal wash hand basin, vinyl flooring, inset ceiling spot lights.

## LOUNGE TO FRONT

12'7" x 18'4" max (3.85 x 5.61 max)

With a feature fireplace incorporating a coal effect gas fire and composite hearth and backing. Double panelled radiator, coving to ceiling, TV and telephone points. UPVC SUDG French doors to the rear garden.

## KITCHEN DINER TO REAR

18'11" x 12'9" (5.79 x 3.91)

With a range of floor standing kitchen units in cream with roll edge working surfaces above, integrated four ring gas hob with extractor above and electric oven and grill beneath. Integrated fridge and freezer. A cupboard housing the Ideal gas condensing boiler for the central heating. Plumbing for automatic washing machine, integrated dishwasher. Inset ceiling spotlights. The dining area has UPVC SUDG French doors to the rear garden. Double panelled radiator. Door to a large useful under stairs storage cupboard with electric consumer unit and shelving.



## FIRST FLOOR LANDING

With spindle balustrades. Loft access, the loft is majority boarded. Smoke alarm. Door to the airing cupboard housing the water tank.

## BEDROOM ONE TO FRONT

11'2" x 10'11" (3.42 x 3.35)

With double panelled radiator. Archway to a dressing area with two double wardrobes with rails and shelving. Door to



## EN SUITE SHOWER ROOM

With a shower cubical with fully tiled surrounds, low level WC, pedestal wash hand basin, wall mounted mirror fronted cabinet, extractor fan, inset ceiling spot lights.



## BEDROOM TWO TO FRONT

12'3" x 9'8" (3.75 x 2.95)

With built in wardrobes consisting two double and one single wardrobes, single panelled radiator. Door to



## EN SUITE SHOWER ROOM

With a shower cubical with tiled surrounds and electric Triton shower. Low level WC, pedestal wash hand basin, laminate wood strip flooring, single panelled radiator, inset ceiling spot lights, extractor fan.



## BEDROOM THREE TO REAR

8'6" x 10'0" (2.60 x 3.07)

With built in wardrobes with sliding mirror fronted doors, single panelled radiator.



## BEDROOM FOUR TO FRONT

8'7" x 8'5" (2.62 x 2.58)

With built in wardrobes with mirror fronted sliding doors, single panelled radiator. Door to



## FAMILY BATHROOM TO REAR

6'4" x 6'4" (1.95 x 1.94)

With white suite consisting panelled bath with tiled surrounds, low level WC, pedestal wash hand basin, inset ceiling spotlights, extractor fan, tiled flooring, single panelled radiator.

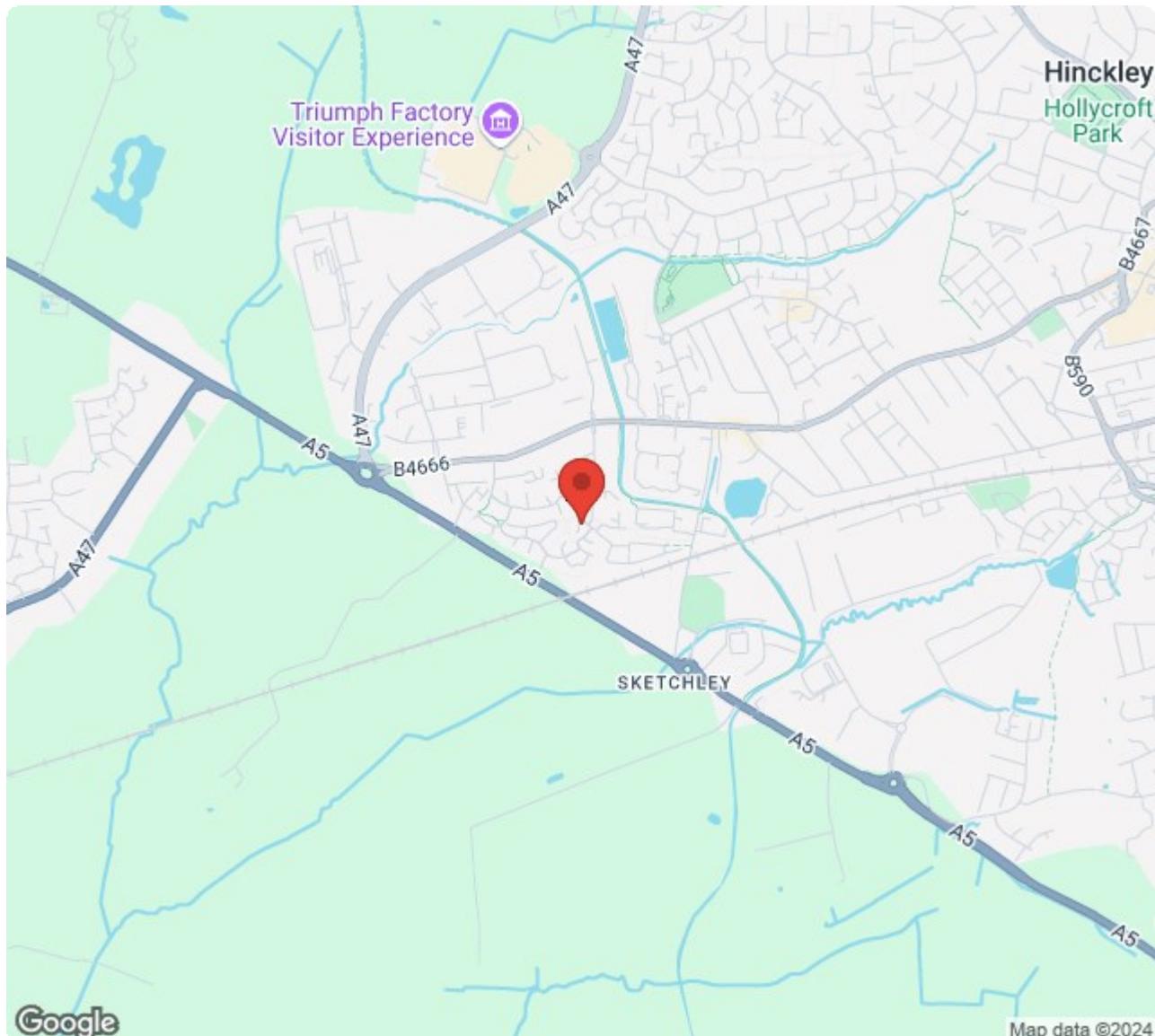


## OUTSIDE

To the side of the property is a tarmacadam driveway leading to a carport and through to a detached brick built garage with up and over door to front. The garage has light, power and a rear pedestrian door. The rear garden offers a slabbed patio adjacent to the rear of the property with slate chipping area and raised boarders. Towards the top of the garden is a further slabbed seating area and the remainder of the garden is principally laid to lawn. Outside light and tap.







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			
England & Wales		EU Directive 2002/81/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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