Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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49 SAVILLE CLOSE, HINCKLEY, LE10 1SZ

£315,000

WITH A ONE BEDROOM SELF CONTAINED ATTACHED ANNEX! Extended and refurbished semi detached family home. Sought after and convenient cul de sac location within walking distance of the town centre including shops, schools, doctors, dentists, train and bus station, parks, ASDA superstore, Hinckley Golf club and good access to major road links. Well presented including white panelled interior doors, coving, wood burning stove, refitted kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, separate WC, lounge , UPVC SUDG conservatory/dining room and breakfast kitchen. Three bedrooms (main with fitted wardrobes) and bathroom with shower. Independent granny annexe with open plan living/dining/kitchen, one bedroom with fitted wardrobes and shower room. Impressive driveway offering ample car parking and enclosed rear gardens with shed. Viewing recommended. Carpets and blinds included.

TENURE
Freehold
Council Tax Band C

ACCOMMODATION
Attractive white composite panelled SUDG and leaded front door to

ENTRANCE PORCH
With wood grain flooring, two lights and a power point. Further UPVC SUDG door leads to

ENTRANCE HALLWAY
With woodgrain flooring, radiator with shelf above, coving to ceiling, telephone point, stairway to first floor. Attractive white six panelled interior door to

SEPARATE WC
With white suite consisting low level WC, built in double cupboard housing the meters, ceramic tiled flooring. White wood panel and etched glazed door leads to

LOUNGE TO REAR
10'6" x 18'11" (3.21 x 5.78)
With feature fireplace having raised cream marble hearth and tiled backing, solid oak beam above incorporating a black cast iron wood burning stove. Single panelled radiator, coving to ceiling, arch topped alcove recess. UPVC SUDG French doors leading to a UPVC SUFG conservatory.

CONSERVATORY/DINING ROOM TO REAR
10'0" x 9'4" (3.06 x 2.86)
With wood finish laminate wood strip flooring, under floor heating with digital thermostat, overhead lighting. UPVC SUDG French doors leading to the rear garden (conservatory blinds are included).

REFITTED BREAKFAST KITCHEN TO REAR
8'0" x 20'9" (2.46 x 6.34)
With a fashionable range of gloss cream fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting roll edge working surfaces above, tiled splashbacks, further matching range of wall mounted cupboard units with integrated extractor hood above and further cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water (new as of 2017). Appliance recess points, electric cooker included and plumbing for automatic washing machine. Fashionable white vertical radiator, built in pantry and broom cupboard, wood grain flooring, coving to ceiling, UPVC SUDG door to the side of the property and UPVC SUDG stable door leading to the rear garden. Further kitchen door leads to a Granny Annexe

FIRST FLOOR LANDING
With loft access with extending aluminium ladder for access, the loft is partially boarded with lighting. Pine panelled interior doors to

BEDROOM ONE TO REAR

10'5" x 13'8" (3.19 x 4.17)

With a range of fitted bedroom furniture in Burgundy having two double and one corner wardrobe units, further matching chest of drawers and dressing table, radiator. Further built in full height storage cupboard in white.

BEDROOM TWO TO FRONT

10'5" x 10'6" (3.20 x 3.22)

With a range of fitted bedroom furniture in cream, consisting one double and one corner and one single wardrobe unit, bridge of cupboards above the bed head, radiator.

BEDROOM THREE TO REAR

8'1" x 9'4" (2.47 x 2.85)

With radiator.

FAMILY BATHROOM TO SIDE

8'5" x 4'11" (2.57 x 1.51)

With white suite consisting of a L shaped panelled bath, mains rain shower and hand held attachment above, glazed shower screen to side. Vanity sink unit with grey double cupboards beneath, low level WC, contrasting tiled surrounds, chrome heated towel rail and inset ceiling spotlights, extractor fan.

OUTSIDE

The property is nicely situated at the head of a cul de sac set well back from the road having a full width stoned and block paved driveway to front, offering ample car parking. There is a fully fenced and enclosed rear garden having a slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding beds. There is a further astro turf patio to the top of the garden with surrounding beds and a timber shed, there is also an outside tap and light.

GRANNY ANNEXE

LIVING/DINING/AREA

23'11" max x 9'2" (7.29 max x 2.81)

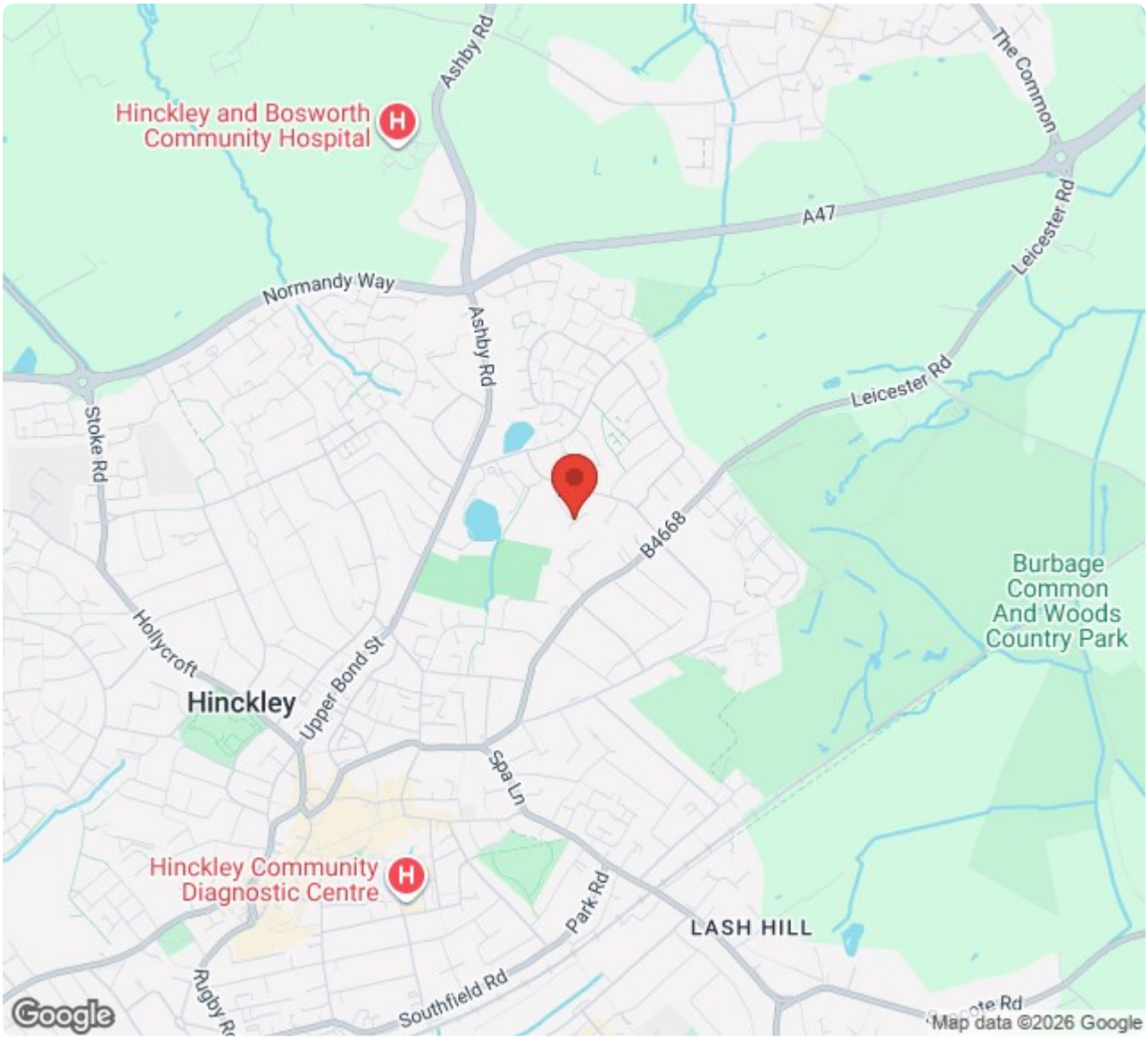
Living/Dining Area - With single panelled radiator, TV aerial point, UPVC SUDG French doors leading to the rear garden. Power points and light switches are in chrome.

KITCHEN AREA

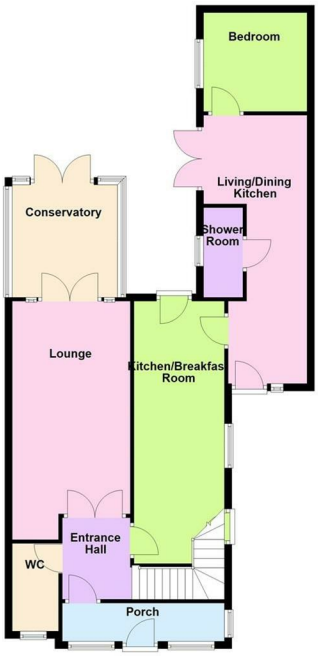
With gloss cream fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting walnut finish roll edge working surfaces above with inset four ring ceramic hob unit, single oven with grill beneath, integrated extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units. Integrated fridge freezer, plumbing for automatic washing machine. Fashionable white vertical radiator, wall mounted consumer unit. UPVC SUDG door to the front drive.

BEDROOM
9'1" x 8'9" (2.78 x 2.69)
With a range of fitted bedroom furniture in white consisting of a double slide robe with mirror glazed doors to front, matching chest of drawers, radiator.

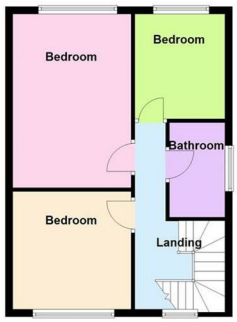
SHOWER ROOM
8'0" x 3'6" (2.44 x 1.07)
With white suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC, contrasting tiled surrounds, inset ceiling spotlights. Extractor fan and chrome heated towel rail. Attractive white two panel interior door to

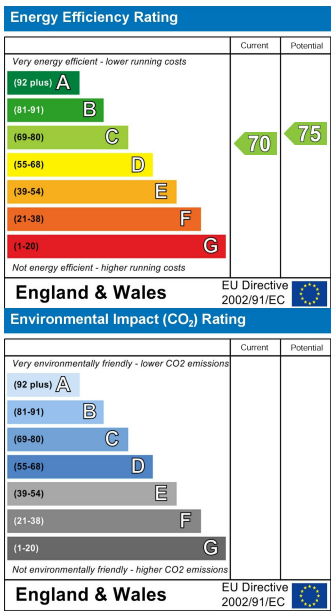


Ground Floor



First Floor





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