

Scrivins & Co

Sales & Lettings

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

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15 BEATTY CLOSE, HINCKLEY, LE10 1PD

OFFERS OVER £250,000

Attractive modern David Wilson built semi detached family home. Sought after and convenient cul de sac location with easy access to the town centre, The Crescent, local schools, train and bus stations, doctors, dentists, parks and good access to major road links. Immaculately presented and refurbished including white panelled interior doors, ceramic tiled flooring, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, lounge, dining kitchen and UPVC SUDG conservatory with utility area. Three bedrooms and bathroom with shower. Driveway to side. Well kept front and enclosed sunny rear garden. Viewing highly recommended. Carpets and shed included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive wood grain UPVC SUDG front door to

ENTRANCE HALLWAY

With wood finish laminate wood strip flooring, radiator, wall mounted consumer unit, keypad for burglar alarm system. Hive thermostat for the central heating system and stairway to first floor. White wood panel and glazed door to

LOUNGE TO FRONT

9'11" x 16'0" (3.03 x 4.88)

With two radiators, three matching wall lights, TV aerial point. White wood panel and glazed door leads to



FITTED DINING KITCHEN TO REAR

13'9" x 9'1" (4.21 x 2.79)

With a fashionable range of matt grey fitted kitchen units consisting inset one and half bowl stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting wood grain working surfaces above, tiled splashbacks. Further matching range of wall mounted cupboard units with integrated extractor hood, one concealing the Ideal gas condensing combination boiler for central heating and domestic hot water (new as of 2023 still under warranty), appliance recess points, plumbing for a dishwasher. Radiator, door to useful under stairs storage cupboard. White UPVC SUDG door leading to a UPVC SUDG conservatory.



CONSERVATORY TO REAR

11'5" x 11'11" (3.48 x 3.65)

With ceramic tiled flooring, ceiling mounted fan light. Three double power points, utility area with floor standing cupboards in white and black working surfaces above, appliance recess points and plumbing for automatic washing machine, extractor fan. UPVC SUDG door leading to the rear garden.



FIRST FLOOR LANDING

With loft access. Door to a linen cupboard.

BEDROOM ONE TO REAR

9'5" x 14'2" (2.89 x 4.32)

With single panelled radiator.



BEDROOM TWO TO FRONT

7'1" x 9'8" (2.16 x 2.97)

With radiator.



BEDROOM THREE TO FRONT

6'5" x 7'0" (1.97 x 2.15)

With radiator.



REFITTED BATHROOM TO SIDE

5'8" x 7'0" (1.73 x 2.15)

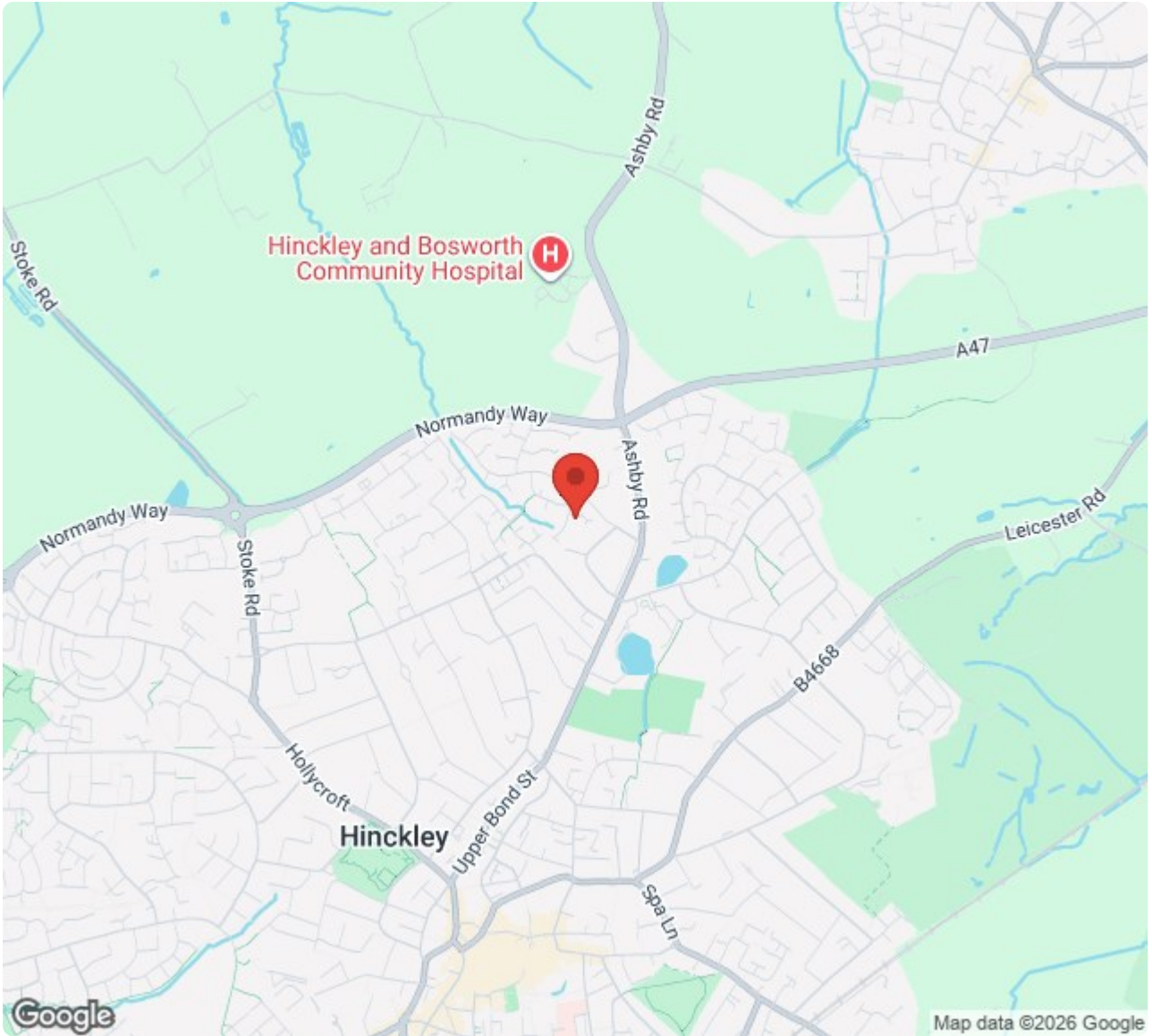
With white suite consisting double ended panelled bath, mains shower unit above, glazed shower screen to side. Wall mounted sink unit and low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated in a cul de sac set back from the road, the front garden is hard landscaped in decorative stones with inset shrubs, a tarmac driveway leads down the side of the property offering ample car parking and ample room for an garage extension (STPP). A timber gate leads to the fully fenced and enclosed rear garden which has a L shaped full width decorative stone patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. The garden has a sunny aspect with an outside light and timber shed.





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 2002/91/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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