

Scrivins & Co

Sales & Lettings

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1 SPA CLOSE, HINCKLEY, LE10 1HZ

£295,000

NO CHAIN. Attractive 1996 built modern detached family home. Sought after and convenient cul de sac location within walking distance of the town centre, the Crescent, schools, train and bus stations, doctors, dentists, leisure centre, parks, bars, restaurants and with good access to major road links. In need of updating benefitting from gas central heating and SUDG. Spacious accommodation offers entrance hallway, separate WC, lounge, UPVC SUDG conservatory, dining room/family room and breakfast kitchen. Three good bedrooms (main with en suite shower room) and family bathroom. Wide driveway to single integral garage. Enclosed rear garden. Contact agents to view. Carpets, curtains, blinds and white goods included.



TENURE
FREEHOLD

COUNCIL TAX BAND - D
EPC RATING - TBC

ACCOMMODATION

Attractive UPVC SUDG and leaded front door with outside lighting to:

ENTRANCE HALLWAY

Single panel radiator, thermostat for central heating system, wired in smoke alarm and doorbell chimes. Dog leg stairway to first floor. Attractive white six panel interior doors to:

SEPARATE WC

Low level WC and wall mounted sink unit with tiled splashbacks. Radiator.

DINING ROOM/FAMILY ROOM TO FRONT

8'0" x 10'2" (2.44 x 3.10)

Single panel radiator and coving to ceiling.



LOUNGE TO REAR

10'4" x 14'1" (3.17 x 4.31)

Feature fireplace having white wooden ornamental surround, raised marble hearth and backing incorporating living flame coal effect gas fire. Radiator, TV aerial point, coving to ceiling and UPVC SUDG patio doors to:

UPVC SUDG CONSERVATORY

5'5" x 9'11" (1.67 x 3.04)

UPVC SUDG French doors leading to the rear garden.



FITTED BREAKFAST KITCHEN TO REAR

11'6" x 9'1" (3.52 x 2.77)

Range of medium oak fitted kitchen units consisting inset one and a half bowl single drainer resin sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting roll edge working surfaces above and tiled splashbacks. Inset four ring gas hob unit, single oven with grill beneath and integrated extractor above. Further matching wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine. Radiator and wood panel and SUDG door to the side of the property.

FIRST FLOOR LANDING

Wired in smoke alarm and door to airing cupboard housing programmer for central heating and lagged copper cylinder with fitted immersion heater for domestic hot water.

REAR BEDROOM ONE

10'11" x 11'6" (3.35 x 3.52)

Range of fitted bedroom furniture in white consisting one double and two single wardrobes, two bedside cabinets and bridge of cupboards above the bed head. Radiator, coving to ceiling, TV aerial point and telephone point. Door to:



L SHAPED EN SUITE SHOWER ROOM

8'5" max x 6'5" max (2.58 max x 1.98 max)

Fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, shaver point and extractor fan.



BEDROOM TWO TO FRONT

11'6" x 10'1" (3.51 x 3.09)

Radiator and built in single wardrobe.



BEDROOM THREE TO FRONT

10'2" x 7'11" (3.11 x 2.43)

Radiator.



FAMILY BATHROOM TO REAR

8'6" x 7'3" (2.60 x 2.22)

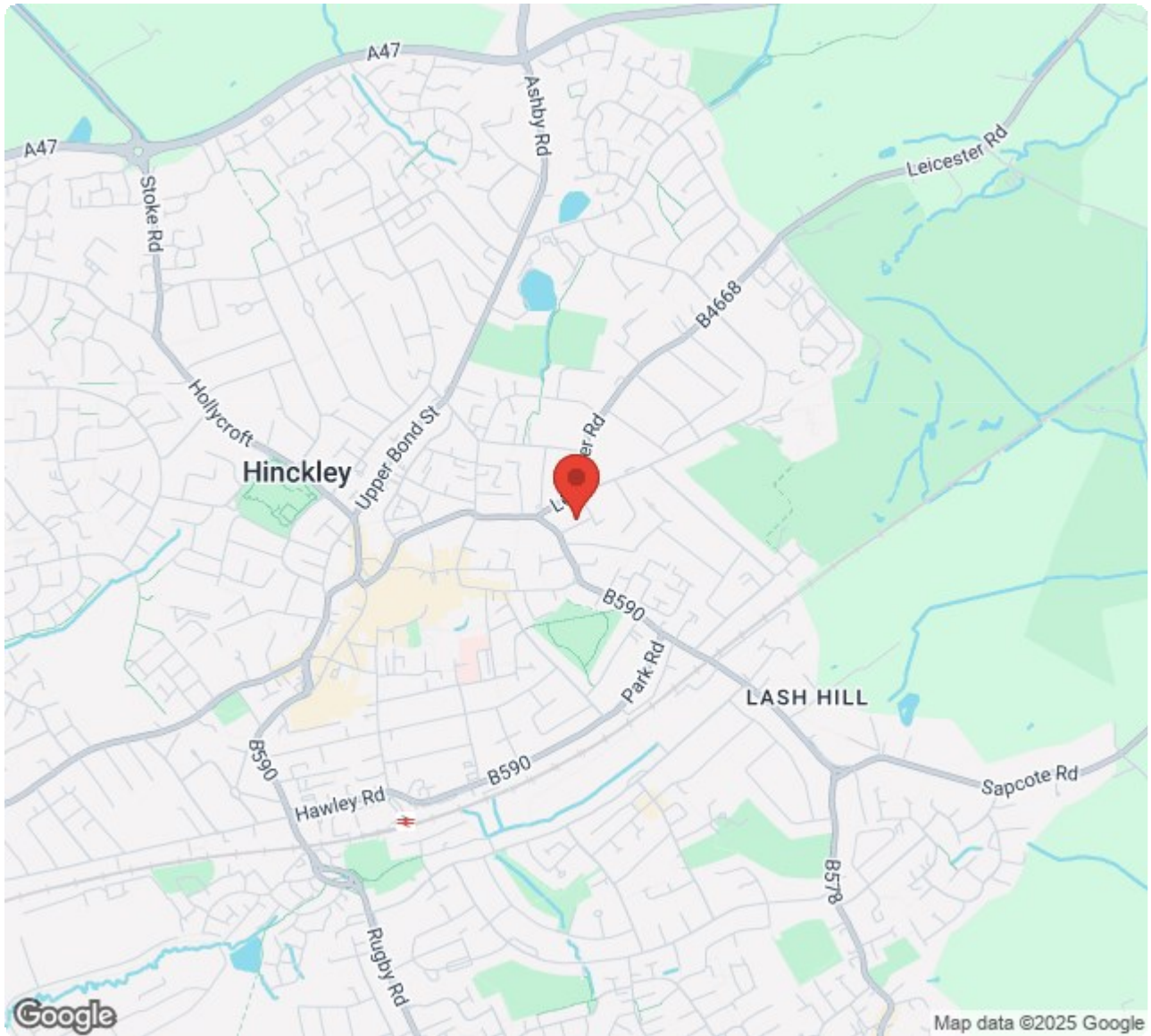
Panelled bath, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator and extractor fan.

OUTSIDE

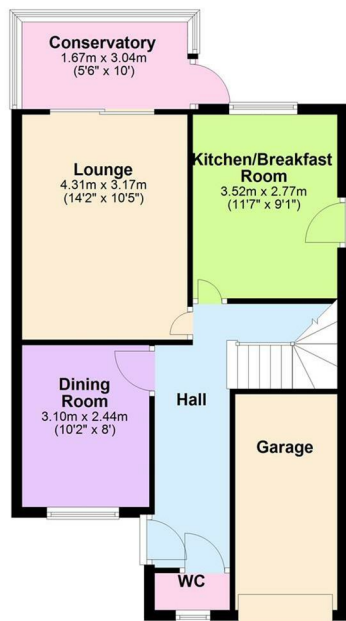
The property is nicely situated, set back from the road having a full width block paved driveway to front with surrounding beds. Single integral garage 2.40m x 5.18m with up and over door to front, light, power and wall mounted Worcester gas condensing boiler for central heating and domestic hot water. Slabbed pathway and timber gate lead down the right hand side of the property to the fully fenced and enclosed rear garden. Slab patio adjacent to the rear of the property edged by a low brick retaining wall. Beyond which the garden is principally laid to lawn with surrounding beds and borders. Timber shed, outside tap and light.



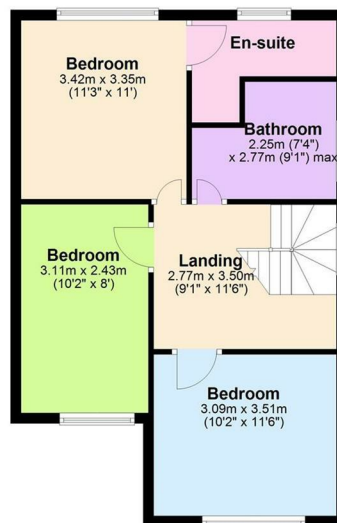




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	68
(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+)	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		