



## 9 FERRY PICKERING CLOSE, HINCKLEY, LE10 0YN

**£280,000**

Impressive 2018 Redrow built traditional styled Ludlow design semi detached family home a large plot. Sought after and highly convenient cul de sac location within walking distance of the town centre, The Crescent, Westfield Junior School, doctors, dentist, parks, train and bus stations and good access to major road links. Immaculate light contemporary style interior NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panel interior doors, amtico flooring, spindle balustrades, spotlights, wired in smoke alarms, solar panels, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open porch, entrance hall, separate WC, lounge and dining kitchen (with built in appliances) and a utility station. Three bedrooms (main with en-suite shower room) and family bathroom. Deep driveway for approximately four cars and good sized rear garden with shed. Viewing highly recommended. Carpets included.



## TENURE

Freehold

Council Tax Band C

## ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive pale green composite panel and SUDG front door to

## ENTRANCE HALLWAY

With amtico tile flooring, wired in smoke alarm, digital thermostat for the central heating system on the ground floor. Stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath. Attractive white two panel interior doors to



## SEPERATE WC

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks, amtico tile flooring, radiator, inset ceiling spotlight, electric consumer unit.



## FRONT LOUNGE

10'9" x 15'10" (3.28m x 4.83m)

Single panelled radiator, TV aerial point including Virgin Media.



## FITTED DINING KITCHEN TO REAR

17'8" x 11'3" (5.40m x 3.45m)

With a fashionable range of fitted kitchen units in light grey wood grain and matt white, with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting grey working surfaces above with inset four ring ceramic hob unit, stainless splashbacks and stainless steel chimney extractor above, matching upstands. Further matching range of wall mounted cupboard units, further integrated appliances including two single fan assisted ovens with grills, fridge/freezer. Amtico tile flooring, inset ceiling spotlight, fashionable white vertical radiator. Door to



## UTILITY STATION

With matching fitted working station, appliance recess points, plumbing for automatic washing machine, amtico tile flooring, extractor fan. UPVC SUDG sliding patio doors to the rear garden.

## FIRST FLOOR LANDING

White spindle balustrades, radiator, wired in smoke alarms. Door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water, loft access.

## FRONT BEDROOM ONE

11'4" x 10'9" (3.46m x 3.30m)

Single panel radiator, TV aerial point, built in double wardrobe with mirror fronted doors to front. Further digital programmer for the central heating on the first floor. Door to



## EN-SUITE SHOWER ROOM

6'11" x 4'1" (2.11m x 1.25m )

With white suite consisting fully tiled double shower cubicle with glazed shower doors, wall mounted sink unit, low level WC, amtico tile flooring, chrome heated towel rail, inset ceiling spotlights, extractor fan.



## BEDROOM TWO TO REAR

10'10" x 11'6" (3.31m x 3.53m)

Built in double wardrobe with mirror glazed doors to front, radiator.



## BEDROOM THREE TO REAR

8'5" x 8'7" (2.59m x 2.64m)

Single panel radiator.



## BATHROOM TO FRONT

6'6" x 5'6" (2.00m x 1.70m)

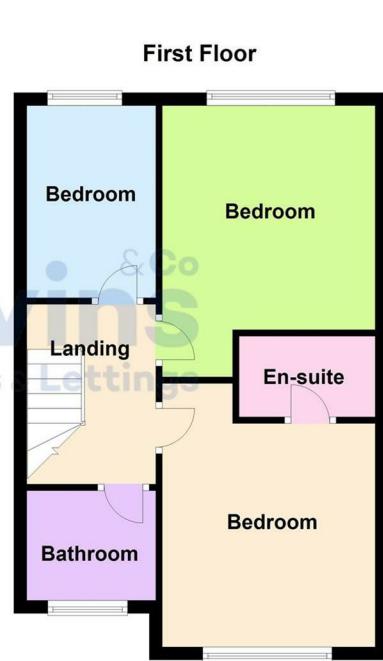
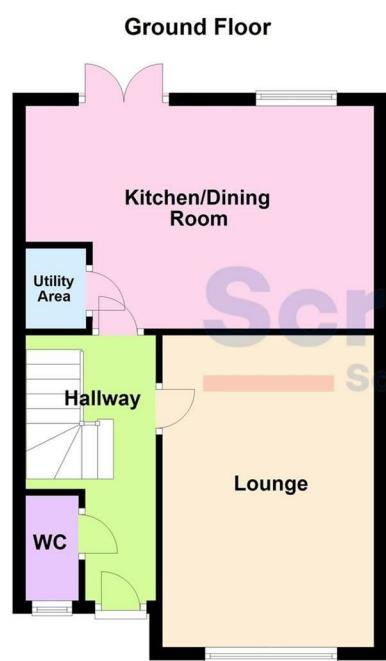
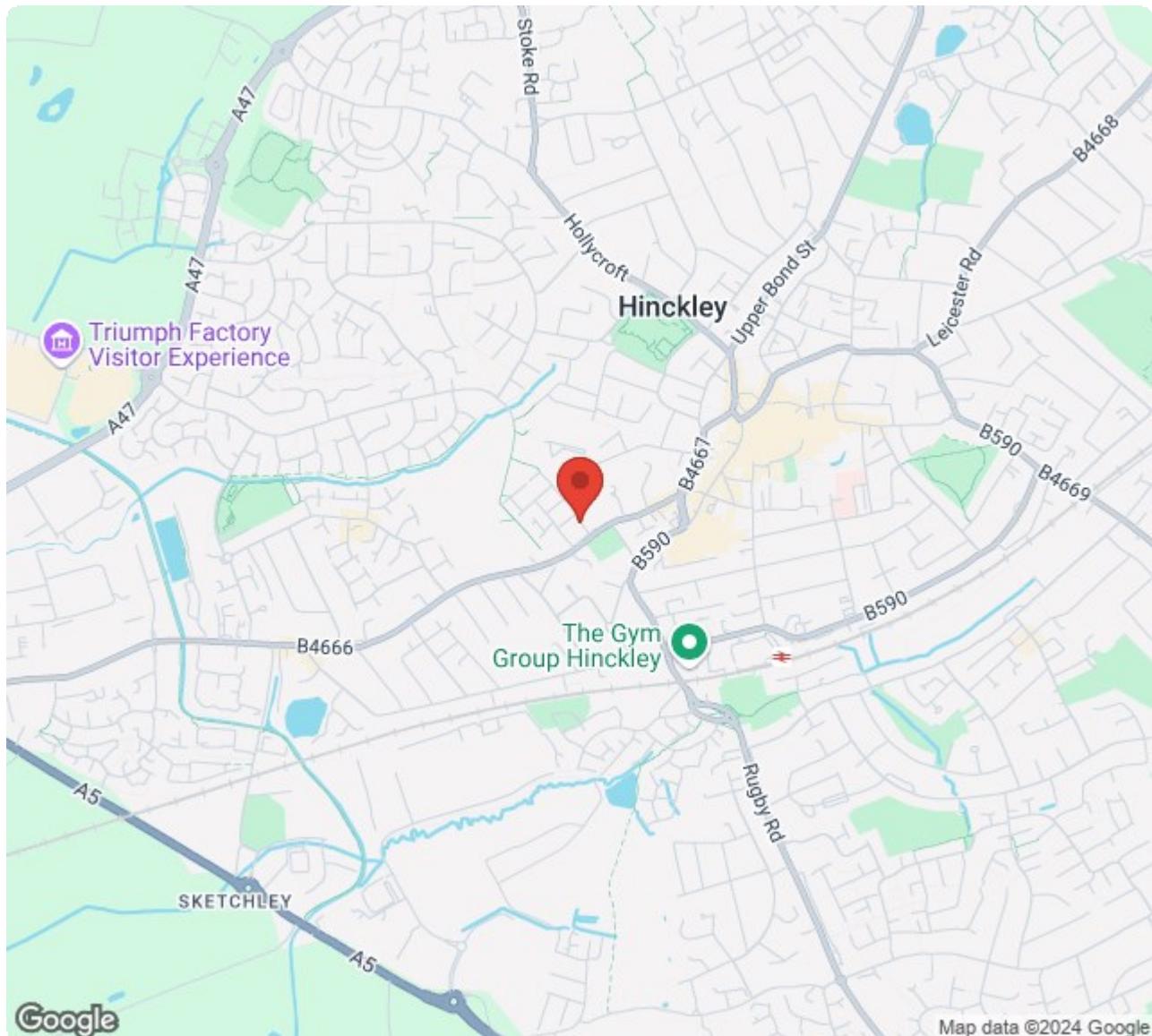
With white suite consisting panelled bath main shower unit above, glazed shower screen to side, wall mounted sink unit, low level WC, contrasting tiled surrounds, amtico tile flooring, chrome heated towel rail, inset ceiling spotlights, extractor fan.



## OUTSIDE

The property is nicely situated at the head of a cul-de-sac, set well back from the road, with a full width tarmacadam driveway offering ample car parking for at least 4 cars. A slabbed pathway and timber gate lead to the fully fenced and enclosed rear garden, which has a full width slabbed patio adjacent to the rear of the property. Beyond which, the garden is principally laid to lawn. To the top of the garden is a further slabbed patio, a brick retaining wall, further raised beds. A timber shed included, outside tap and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(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		84	
EU Directive 2002/81/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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