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11 HOGARTH CLOSE, HINCKLEY, LE10 0JH

OFFERS OVER £240,000

Attractive modern JS Bloor built semi detached family home. Sought after and convenient cul de sac location within walking distance of open countryside, local schools, Morrisons, the town centre, the crescent, train and bus stations and with good access to major road links. The property benefits from laminate wood strip flooring, spindle balustrades, feature fireplace, gas central heating. Spacious accommodation offers canopy porch, entrance hallway, kitchen and lounge dining room. Three good bedrooms and bathroom with shower. Deep driveway to garage. Impressive front and enclosed sunny rear garden with timber shed.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Open canopy porch with gas and electric meters. UPVC SUDG front door to the

ENTRANCE HALLWAY

With single panelled radiator and archway to

KITCHEN TO FRONT

5'11" x 10'5" (1.82 x 3.19)

With appliance recess points and plumbing for automatic washing machine and plumbing for a dishwasher. Beko electric oven and grill with four ring gas hob above. Further range of wall mounted cupboard units and roll edge working surfaces and inset sink with mixer tap above and cupboard beneath. Wall mounted Gloworm gas boiler for the central heating. Single panelled radiator and tiled flooring. Wooden door to



LOUNGE DINING ROOM

14'3" x 17'10" (4.36 x 5.46)

With feature fireplace incorporating a gas fire with marble hearth and backing and wooden surround. TV aerial point and telephone point. Aluminium glazed sliding door to the rear garden and stairway to first floor with spindle balustrades and double panelled radiator.



FIRST FLOOR LANDING

With loft access, the loft is majority boarded with lighting. Wooden door to

BEDROOM ONE TO REAR

12'0" x 9'6" (3.66 x 2.92)

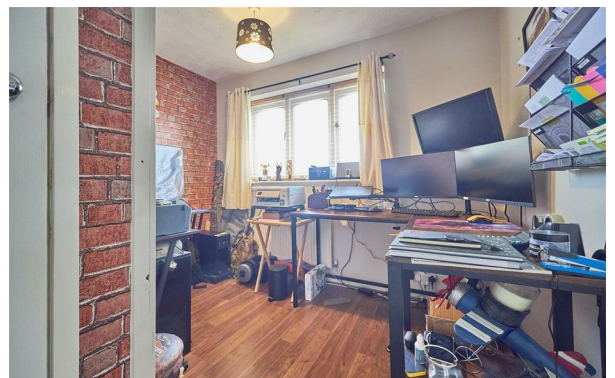
With freestanding wardrobes with drawers beneath which are included, single panelled radiator. Door to



BEDROOM TWO TO FRONT

9'10" max x 9'6" (3.01 max x 2.92)

With laminate wood strip flooring. Incorporated by a stud wall, the bedroom currently has a door to a music room with light and power and some soundproofing. Door to



BEDROOM THREE TO REAR

8'2" x 9'0" (2.49 x 2.75)

With laminate wood strip flooring and single panelled radiator. Door to



BATHROOM TO FRONT

8'2" x 7'9" (2.50 x 2.37)

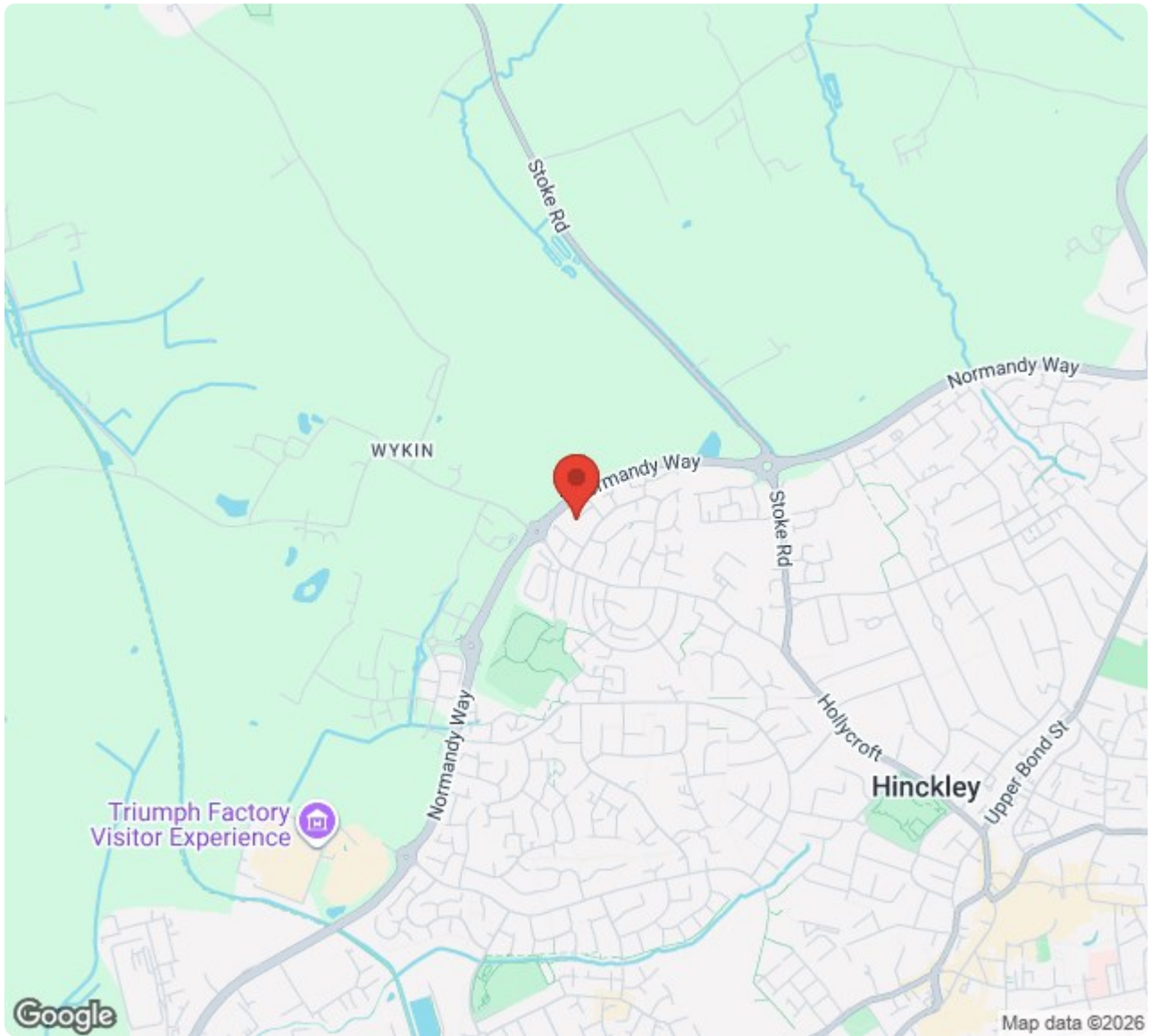
With white suite consisting panelled bath with mixer shower above and tiled surrounds, low level WC and vanity sink unit, vinyl flooring and single panelled radiator. Door to the airing cupboard housing the lagged copper cylinder for the hot water.



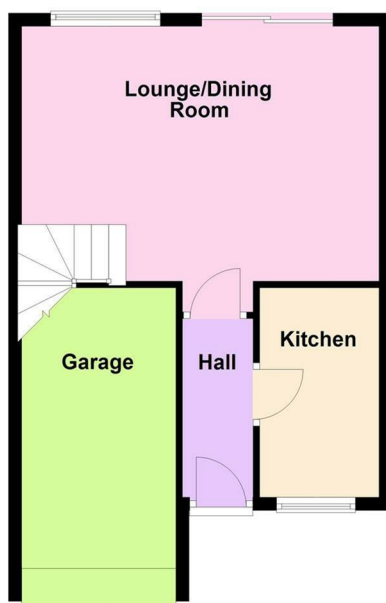
OUTSIDE

The property is nicely situated set well back from the road with a double length tarmacadam driveway to front and leading to the garage, with up and over door to front. The front garden is principally laid to lawn. There is also a slabbed pathway leading to the front door. Access via a timber gate to the good sized fenced and enclosed sunny rear garden. Adjacent to the rear of the property is a slabbed patio and surrounding beds to the top of the garden. The garden is principally laid to lawn with a timber shed, outside lighting and outside tap.

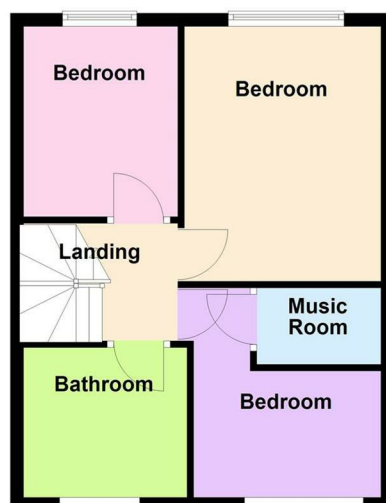




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	59	74
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		



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